



## 11 Turley Grove Shifnal. TF11 8FT

An Exceptional Double Fronted Four Bedroom Detached Home of substance, style and versatility to suit today's modern family lifestyle and the prime location within a select modern development on the edge of Shifnal adds to the appeal along with the town's excellent highly regarded schools and great choice of restaurants, traditional bars, cafes and shops only a short driving distance away. Stepping through the front door into the large welcoming light and bright reception hall where the impeccable and luxuriously upgraded accommodation begins and the new solid oak doors certainly catch the eye, high quality flooring flows along into all the downstairs rooms beginning with the convenient Guest Cloakroom and the Study, a peaceful retreat offers the versatility for use as a snug or maybe a children's playroom. Next is the exquisite comfortable inviting Living Room with ample space to unwind and relax on comfy sofas where a front facing bay window overlooks the open green outlook and the adjoining heated Conservatory currently in use as a Sitting Room adds a further highlight. The Living Room also connects to the extensive sleek contemporary Dining Kitchen offering plenty of space for a large dining table where you will enjoy hosting friends and family. Just off the kitchen, a separate well appointed Utility Room offers even more essential storage. Upstairs is equally impressive where a galleried landing stretches along to the well proportioned four bedrooms all having the benefit of fitted wardrobes. The principal bedroom offers a peaceful retreat with its own fabulous en suite as does bedroom two and the remaining two bedrooms are served by the well appointed family bathroom. Great care and thought has also gone into the cleverly designed landscaped walled rear garden which further complements this desirable property.

**ACCESS** The property sits on a corner position with high rear garden walling bordered with a herbaceous flower border and decorative gravel alongside the paved pathway to the front door. To the further side of the property a tarmac drive gives access to parking in front of the detached double converted garaging having a convenient EV charging point alongside and there's also gated access to the rear garden.



**ACCOMMODATION** A tiled overhang entrance with a composite part glazed entrance door having lighting to the side gives access to the **RECEPTION HALL** Accommodating a staircase with open space beneath for storage, down lighting, a radiator with shelving above, elegant wood effect high quality flooring flowing along into all the downstairs rooms along with access into **DOWNSTAIRS GUEST CLOAKROOM** Featuring attractive wall tiling and a suite comprising of pedestal hand wash basin with mixer tap and W.C. along with an extractor fan, down lighting and a radiator. **STUDY/SNUG** A front facing room with down lighting, radiator along with an electric ceiling panel heater giving extra warmth and showcasing a panelled wall creating a stylish finish. From the entrance hall a fabulous glazed oak panelled door also opens to **LIVING ROOM** Elegant and stylish overlooking an open green aspect through a deep bay window. Furthermore a dado rail and ceiling coving along with two radiators, (one covered), two sets of ceiling spotlights and the eye catching double doors into the conservatory currently in use as a sitting room add the perfect finishing touch. **CONSERVATORY/LIVING ROOM** Of brick and UPVC construction, a tiled roof along with a roof light window, external lighting within the apex as well as internal down lighting. The flooring is also attractively laid with high quality vinyl, an electric column radiator gives warmth and bi fold doors with external lighting alongside open to the wonderfully landscaped rear garden. **DINING KITCHEN** Overlooking the rear garden aspect, wonderfully spacious and inviting where you will enjoy hosting family and friends for supper. An array of stylish contemporary cupboards and drawers topped with sleek granite work surfaces and upstands adorning the walls are plentiful giving ample space to create culinary delights. Integrated appliances include a five ring gas hob with a stainless steel splashback behind and a chimney extractor over, a double electric oven with grill, dishwasher and fridge/freezer. There's also a one and a half stainless steel sink and drainer, a wall mounted combi gas central heating boiler housed within a cupboard, downlighting, French doors conveniently open to the rear garden and the utility alongside adds a further benefit. **UTILITY ROOM** Having a part glazed door giving access to the side aspect of the property, radiator, extractor fan, down lighting and ample storage including a wine rack along with contemporary cupboards, granite work surfaces inset with a sink and mixer tap along with having space and plumbing beneath for a washing machine.





## Overview

- An Exceptional Detached Four Bedroom Family Home of Generous Proportions with a Tastefully Landscaped Rear Garden
- Private end of cul de sac position with driveway parking, a detached double garage conversion providing a gym along with a separate useful storage facility
- Impeccable accommodation upgraded with fabulous solid oak internal doors and a Conservatory offering additional living space
- Spacious reception hall accommodating a guest cloakroom and the high quality flooring flowing along into all downstairs rooms is most appealing
- An inviting living room featuring a deep bay window overlooks the pleasing open green aspect
- A front facing Study offers the flexibility for use as a snug or maybe a children's playroom
- The heated conservatory adding extra living space is exquisite and the extensive dining kitchen with its adjoining utility room are stylishly appointed
- Gas Central Heating, full double glazing and the property is surrounded with lighting and security cameras

A staircase with newly laid plush carpet rises to an imposing **GALLERIED LANDING** Having a stairhead front facing window, down lighting, radiator, and access to a fully boarded loft with ladder and lighting. **PRINCIPLE BEDROOM** Overlooking the rear aspect, laid with carpet and having a radiator, ceiling light point, extensive wall to wall fitted wardrobes with interior drawers and mirrors along with access into **EN SUITE** Exceptionally spacious and elegantly appointed with high quality vinyl tiled flooring, down lighting, attractively tiled walls, a chrome heated towel rail, pedestal hand wash basin with mixer tap, **W.C.**, and a large shower enclosure with a rainhead shower and hand held attachment. **BEDROOM TWO** A further bedroom having a rear aspect and well appointed with fitted wardrobes having internal drawers and mirrors, carpet, a ceiling light point, radiator, cupboard housing the hot water cylinder and the benefit of fitted wardrobes along with access to its own **EN SUITE** With a rear aspect privacy window, attractive high quality vinyl tiled flooring, down lighting, an extractor fan, heated towel rail, attractively tiled walls and a suite comprising of a pedestal hand wash basin, **W.C.**, and a shower enclosure with thermostatic shower over. **BEDROOM THREE** Having a front facing aspect, currently in use for visiting guests and showcasing an eye catching panelled wall creating a lovely focal point, flooring is laid to carpet and there's a ceiling light point, radiator and fitted wardrobes with internal drawers and mirrors. **BEDROOM FOUR** Also having a front facing aspect and having carpet, ceiling light point, radiator and fitted wardrobes with internal drawer space and mirrors. **FAMILY BATHROOM** Overlooking the side of the property with a privacy window and having down lighting, extractor fan, heated towel rail and suite comprising of a panelled bath with a shower screen, a thermostatic shower over and attractive wall tiling alongside, as well as a pedestal hand wash basin and **W.C.** **REAR GARDEN** A cleverly designed and landscaped garden forming a picturesque setting with an expanse of new composite decking along with a flagstone terrace giving ease of maintenance and the steps up to a raised lawn edged with timber sleepers creates a focal point. In addition two external double power sockets are housed within the garden and a paved gated side access to the front of the property is a further benefit. **DOUBLE CONVERTED GARAGE** Of brick construction with a tiled roof and having a dedicated storage space with power and light to the front with the original double opening doors having privacy glazing. The Gym is accessed from the rear garden through a UPVC privacy glazed door and features down lighting, power points, built in speakers, t.v. point and specialist gym flooring. **SHROPSHIRE COUNCIL TAX BAND: F EPC RATING: B DIRECTIONS: Sat Nav : TF11 8FT Location** What3words///winks.homecare.hoot













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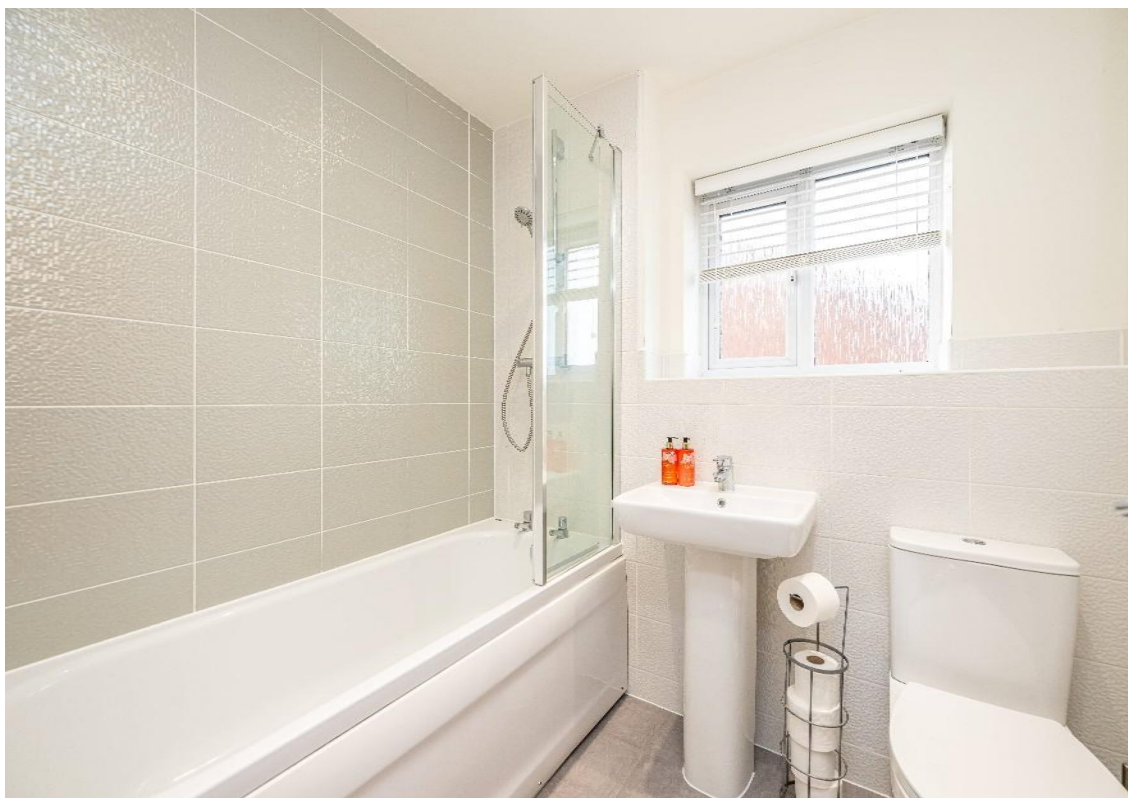
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4 Broadway, Shifnal, TF11 8AZ



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. F710



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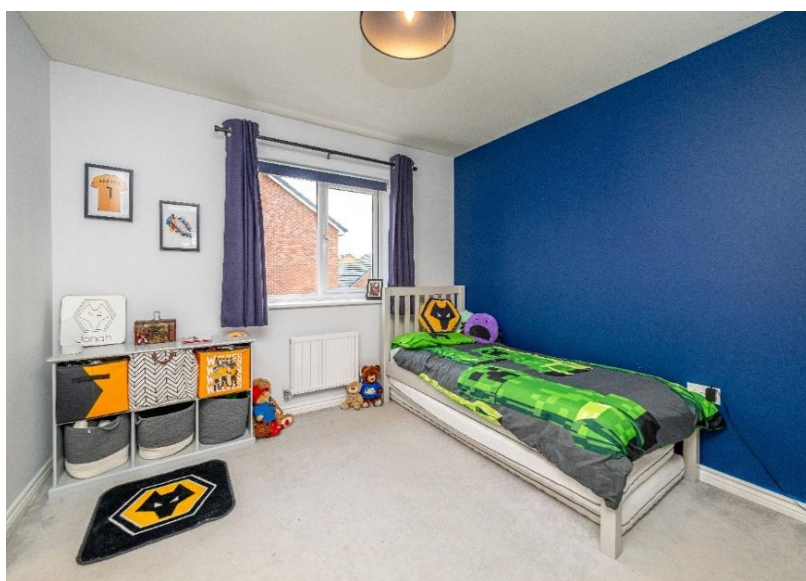
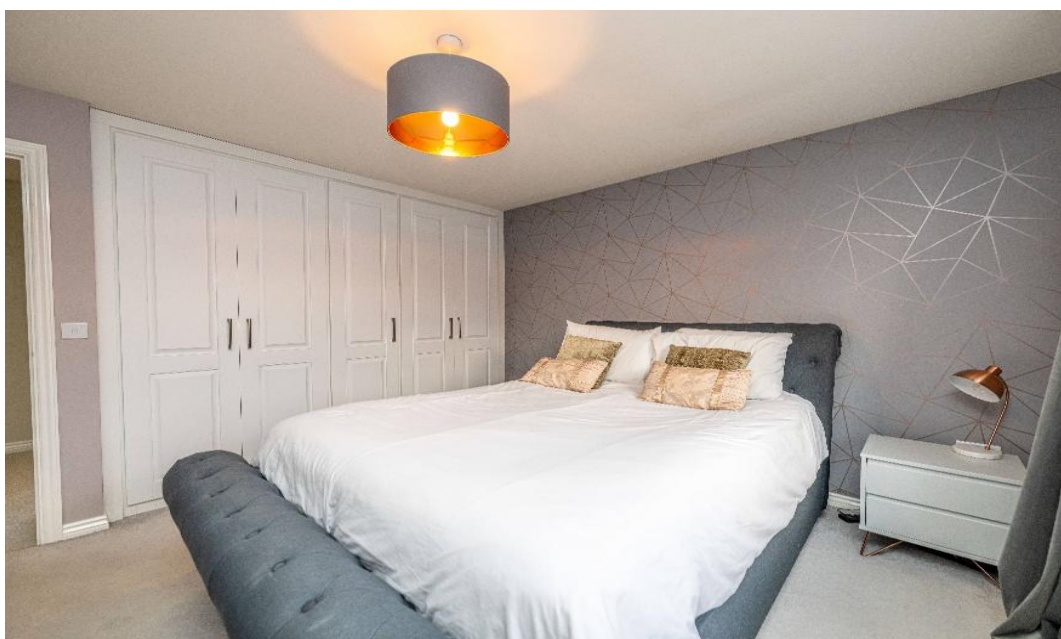
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Total Area: 193.5 m² ... 2083 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY.  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
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