



WORTHINGTON ESTATES



11 Tanglewood Close Shifnal, TF11 9AT

Offers in the region of £399,950

AN ATTRACTIVE AND WELL MAINTAINED FOUR BEDROOM DETACHED FAMILY HOME - NO UPWARD CHAIN

This delightful property is set within a peaceful cul-de-sac located off Brimstree Drive, within walking distance of the town centre and its array of shops, amenities and facilities.

This spacious accommodation briefly comprises entrance hall, living room, dining room, breakfast kitchen, WC, four bedrooms, three of which are double with an en-suite off the principal bedroom, family bathroom, conservatory, garage and a beautiful South facing rear garden with views over the field beyond.

Benefitting from off road parking to the driveway and double glazing throughout.

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LOCATION

Shifnal is a small market town with a wealth of amenities including independent shops, pubs, restaurants, health centre, post office and train station and is well placed for access to Shrewsbury, Telford, Bridgnorth and Wolverhampton.

The property is conveniently located in a quiet cul-de-sac within walking distance of the town centre, and also local schools including St Andrews C of E and Shifnal primary schools and Lamledge and Idsall secondary schools.

FRONT



Having a driveway affording off road parking, an area of lawn bordered by shrubs and evergreens and gated access to the rear of the property.

HALL

14'2" x 6'7" (4.33 x 2.02)



A welcoming and bright hallway having carpeted flooring, radiator, dado rail and plain coving to the ceiling. With doors leading to the WC, living room and dining room and stairs leading to the first floor.

WC

7'1" x 2'10" (2.16 x 0.87)

Having carpeted flooring, radiator, close coupled WC, vanity unit with hand washbasin set within and obscure window to the front.

LIVING ROOM

14'0" x 14'1" (4.27 x 4.30)



A spacious yet cosy space filled with natural light. Having carpeted flooring, radiator, plain coving to the ceiling, gas fireplace with marble surround, glazed doors into the dining room and window to the front.



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DINING ROOM

13'3" x 10'4" (4.05 x 3.16)



Another bright and airy room having carpeted flooring, radiator and plain coving to the ceiling. With doors leading into the conservatory and archway into the breakfast kitchen.



BREAKFAST KITCHEN

13'4" x 10'4" (4.07 x 3.17)



A well proportioned kitchen having tile flooring, radiator, under stairs storage, matching wall and base units, breakfast bar and roll top work surfaces. Benefitting from built in appliances including a fridge, gas oven and hob with extractor over. With door leading the garage and window to the rear.

With space and plumbing for washing machine and dishwasher.



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LANDING

5'0" x 12'7" (1.54 x 3.85)



Having carpeted flooring, obscure window to the side and loft hatch providing access to the space above.

BEDROOM ONE

8'4" x 13'4" (2.56 x 4.08)



A serene room having carpeted flooring, radiator, plain coving to the ceiling, fitted wardrobes and drawers and window to the front. With door into the en suite.



EN SUITE

6'7" x 8'1" (2.02 x 2.47)



Having carpeted flooring, radiator, bifold shower enclosure, vanity unit with hand washbasin set within and obscure window to the side.

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BEDROOM TWO

8'6" x 12'0" (2.61 x 3.67)



Having carpeted flooring, radiator, fitted wardrobes and window to the rear.

BEDROOM THREE

10'2" x 9'0" (3.10 x 2.76)



Having carpeted flooring, radiator, plain coving to the ceiling and window to the rear.



BEDROOM FOUR

11'10" x 7'4" (3.63 x 2.24)



Having carpeted flooring, plain coving to the ceiling, airing cupboard and window to the front.

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FAMILY BATHROOM

6'7" x 8'1" (2.02 x 2.47)



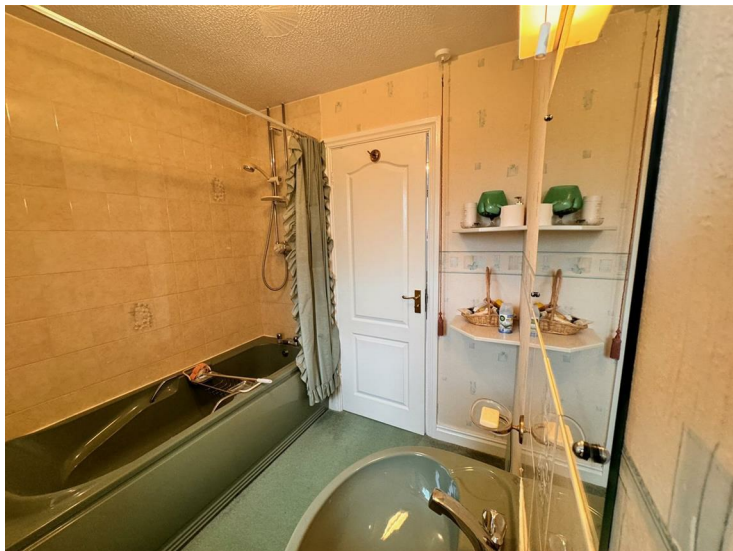
Having carpeted flooring, radiator, obscure window to the side, close coupled WC, pedestal washbasin and panel bath with shower over.

CONSERVATORY

11'8" x 10'8" (3.56 x 3.26)



A fantastic additional living space with lovely views. Having tile flooring, power and ceiling fan. With French doors opening onto the rear garden .



GARAGE

29'2" x 15'7" (8.91 x 4.77)

Having roller shutter door, power, loft hatch providing access to the space above and door opening onto the rear of the property.

REAR



A tranquil South facing rear garden with patio area, borders stocked with evergreens and shrubs and wooden garden store.

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SERVICES

We are informed by the vendor that all mains services are connected.

TENURE

We believe this property to be FREEHOLD. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property.

VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - E

Shropshire CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

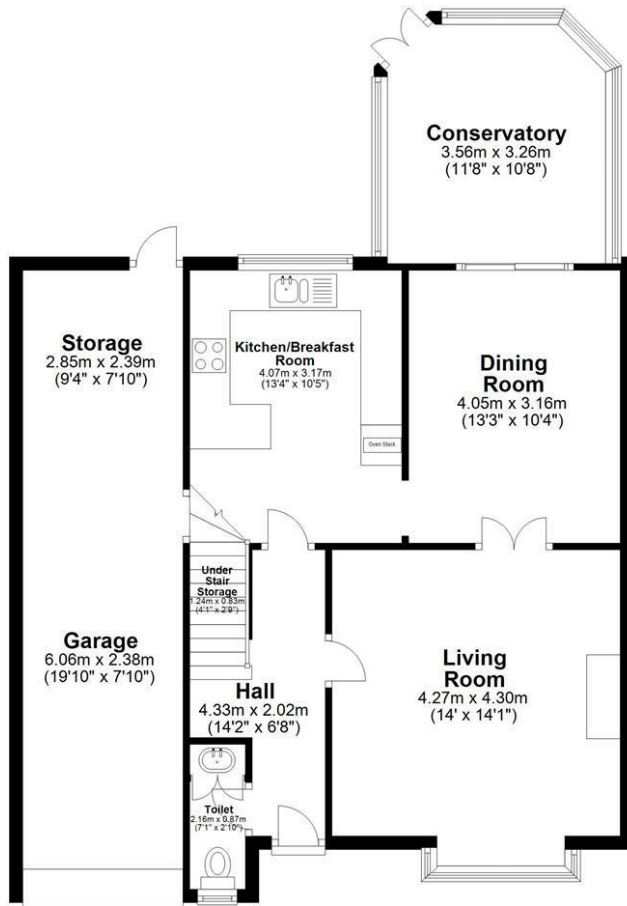
POSSESSION

Vacant possession will be given on completion.



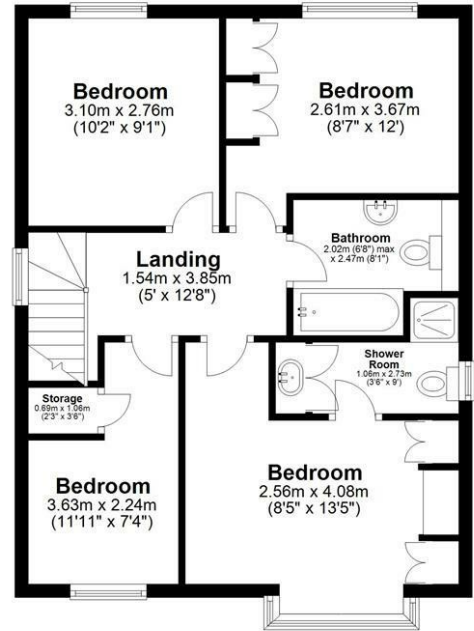
Ground Floor

Approx. 89.5 sq. metres (963.8 sq. feet)



First Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



Total area: approx. 144.3 sq. metres (1553.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	