

4 Lloyd Grove Shifnal TF11 9AS

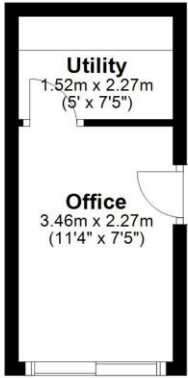
Former Show Home Plot - Immaculate and stylishly presented Three Bedroom Semi Detached Modern Townhouse arranged over three floors where attention to detail is reflected throughout in keeping with a modern family lifestyle. 4 Lloyd Grove sits within a select development of family homes on the semi rural fringe of Shifnal with local schools nearby and a wide selection of shops, restaurants, traditional pubs and cafes only moments away in this delightful historic Shropshire town centre.

The property opens into a striking bespoke Kutschenhaus Dining Kitchen showcasing an island, sleek quartz work surfaces, an array of contemporary stylish cabinets and the oak effect tiled flooring extending along to the lounge area is most appealing. Elegant Bi fold doors create an indoor-outdoor connection to the landscaped rear garden and a convenient downstairs w.c. completes the ground floor.

Upstairs continues to impress with a totally new exquisite wet room on the first floor serving a generous sized bedroom and a dressing room with the flexibility to revert back for use as another bedroom. A second staircase rises to the top floor principle bedroom offering a haven of comfort and tranquility with its own en-suite and ample storage. Driveway parking for a minimum of three cars extending to the beautifully converted garage providing office space along with a new bespoke Kutschenhaus utility room.

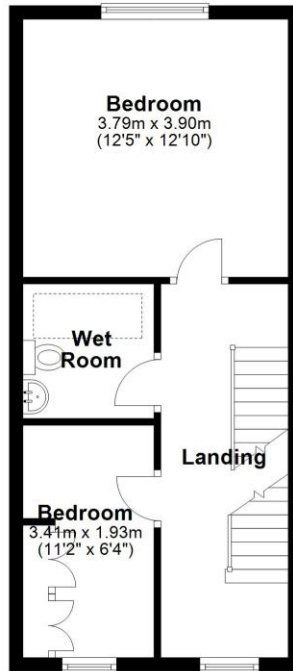
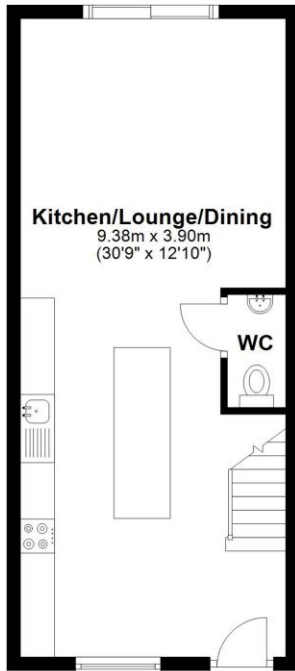




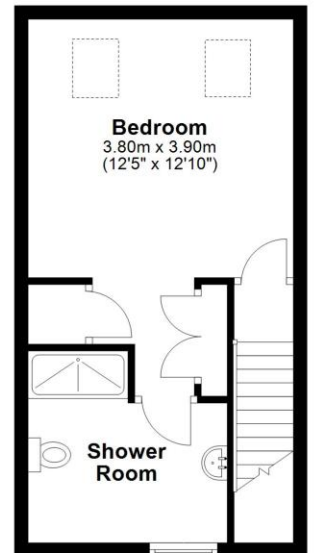


Ground Floor
Approx. 48.1 sq. metres (517.9 sq. feet)

First Floor
Approx. 36.6 sq. metres (393.8 sq. feet)



Second Floor
Approx. 30.0 sq. metres (323.0 sq. feet)



Total area: approx. 114.7 sq. metres (1234.7 sq. feet)

ACCESS The property is fronted with a contemporary landscaped garden laid with decorative pebbles edged with timber sleepers and a paved pathway to the front door.

Overview

- Immaculate Three Storey, Three Bedroom, Two Bathroom Semi Detached Townhouse on the semi rural fringe of Shifnal
- Attractively landscaped gardens and the driveway offers parking for three cars
- Stunning bespoke Kutschenhaus dining kitchen within the ground floor open plan lounge
- Downstairs W.C.
- On the first floor a fabulous new high specification wet room serves a generous sized bedroom and a second bedroom currently in use as a dressing room
- The Converted garage provides office space and a new bespoke Kutschenhaus Utility with access from the rear garden
- Combi gas central heating, full double glazing and all window blinds are included
- Shifnal is well served by local schools, a train station and the M54 is within easy travelling distance (J3&4)

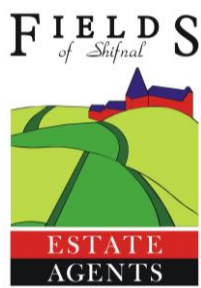
ACCOMMODATION

A tiled canopied entrance porch with lighting alongside and a new modern composite front door opens to

OPEN PLAN LOUNGE DINING KITCHEN On entering into the room a convenient boot and outdoor clothing cupboard sits alongside the entrance door.

KITCHEN AREA Front facing and having a radiator, illuminated with down lighting and continuing the high specification theme with a central island perfect for dining, topped with a sleek quartz work surface and soft close drawers beneath along with a range of contemporary cabinets, a composite sink, Quooker tap, four ring gas hob with extractor over and the integrated double oven with grill, dishwasher and fridge/freezer. **DOWNSTAIRS CLOAKROOM** Laid with the oak effect tiled flooring, down lighting, extractor fan, radiator, a pedestal hand wash basin with tiled splashback and the W.C.

LOUNGE AREA Spacious and cosy featuring a multi-fuel stove, bifold doors to the rear garden, a low level radiator giving extra warmth and two ceiling light points.



A carpeted balustraded staircase rises to the **FIRST FLOOR GALLERIED LANDING** With a front aspect window, two ceiling light points, a radiator and a carpeted staircase to the top floor principle bedroom suite. **BEDROOM ONE** A carpeted rear aspect room of generous proportions featuring a panelled wall and having a ceiling light point and radiator.

BEDROOM TWO Front facing and currently in use as a dressing room fitted with a comprehensive range of cupboards and wardrobes, carpet, radiator and down lighting.

NEW WET ROOM Designed and fitted to a high specification with down lighting, fully tiled walls and flooring, desmisting wall mirror, extractor fan, a ladder style heated towel rail, fixed rainhead shower with hand held attachment, vanity unit with mixer tap and under basin cupboard in addition to an enclosed flush W.C.

SECOND CARPETED STAIRCASE TO THE TOP FLOOR LANDING With a radiator and door to

PRINCIPLE BEDROOM A further most spacious room featuring two roof light opening windows with black out blinds, a radiator, carpet, loft access hatch, built in wardrobe and a built in storage cupboard.

EN SUITE SHOWER ROOM Well appointed with tiled flooring, down lighting, a fully tiled shower enclosure with electric shower over and hand held attachment, pedestal hand wash basin and a W.C.

REAR GARDEN Cleverly designed and landscaped forming an attractive setting featuring a resin terrace and raised timber flower borders stepping down to a tranquil Astro turfed lawn and seating area where an illuminated pergola with a marble topped table sits beneath. A perfect spot for family outdoor dining where the current owners enjoy using their pizza oven. Log storage is catered for too. **CONVERTED GARAGE WITH A NEW**

UTILITY AREA A flexible space to suite a family's needs but currently in use as a home office facility with natural light beaming in through a full height window and attractively laid with wooden herringbone style flooring along with an access hatch to a boarded and insulated loft with ladder offering generous storage space, power sockets, down lighting and access to

UTILITY Having a panel heater, down lighting and the well designed bespoke Kutschenhaus worktop space, stylish cabinets and shelving along with space and plumbing for a washing machine and dryer.

SHROPSHIRE COUNCIL TAX BAND: C

EPC RATING:

DIRECTIONS: SAT NAV POST CODE: TF11 9AS What3words///morphing.dividers.puts

Energy performance certificate (EPC)

4 Lloyd Grove SHIFNAL TF11 9AS	Energy rating	Valid until:	14 April 2036
	C	Certificate number:	1736-0224-0600-0104-1296

Property type Semi-detached house

Total floor area 107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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