

44 West Way Shifnal TF11 8GR

Welcome to 44 West Way, a Fabulous thoughtfully designed Four Bedroom Detached Townhouse In show home condition arranged over three floors of modern luxury and space offering a perfect blend of comfort, style and the flexibility to work from home. You will find the property tucked away in a modern Shifnal development with local schools nearby and the town's excellent amenities including restaurants, traditional pubs, cafes and shops only a short distances away along with open green spaces and a small nature reserve within this select development. Shifnal is a delightful Shropshire town with a strong community spirit hosting an annual traditional summer fair, a carnival and many social gatherings in the community hall. This impressive home with its chic interior beautifully presented in neutral tones creating a light and bright stylish finish begins with an entrance hall accommodating a downstairs W.C., and a comfortable inviting lounge showcasing a panelled wall and deep bay window. Next we have the stunning full width open plan living/dining kitchen forming the heart of the home with its high specification cabinets, sleek quartz work surfaces and integrated appliances combined with a cleverly concealed utility. Upstairs on the first floor you will find a beautifully appointed family bathroom serving two double bedrooms, a good sized single bedroom currently in use as a study and a sizeable impressive principle bedroom on the second floor with its own en-suite offering a perfect haven of tranquility. Commuters will also appreciate that Shifnal is well connected by road and rail with the M54 motorway networks being easily accessible via (J3 & 4) and trains running frequently from its station to Telford, Shrewsbury, Birmingham and beyond.

ACCESS The property sits behind a paved frontage and an attractive well stocked herbaceous border wrapping around the house together with a tarmac tandem driveway extending to the garage. An EV charging point also sits on the side elevation wall of the property.

Overview

- An Immaculately Presented Four Bedroom Detached Townhouse arranged over three floors of modern luxury
- Nestled within a development of modern family homes on the edge of Shifnal with local schools nearby and the town's amenities within easy walking distance
- Spacious and versatile living with an entrance hall, downstairs W.C., and a Wow Factor Dining Kitchen
- On the First Floor - Two Double Bedrooms, a good sized single bedroom/study and the family bathroom
- Second Floor - Impressive and luxurious Principle En-suite Bedroom
- Full double glazing, gas centrally heating
- Rear garden featuring a lush manicured lawn and a stylish porcelain tiled terrace perfect for dining al fresco
- Single garage and driveway parking
- Shifnal is well connected by rail and the M54 motorway networks both giving fast access to Telford, Shrewsbury, Birmingham and beyond



ACCOMMODATION A paved pathway leads to the composite front door having lighting alongside and giving access to **ENTRANCE HALL** With attractive Amtico flooring flowing along into the downstairs W.C., and the dining kitchen. **DOWNSTAIRS W.C.** Featuring a panelled wall, covered radiator and a suite comprising of pedestal hand wash basin and a W.C. **LOUNGE** With a front facing deep bay window inset with a wooden slatted (all of which are included throughout the property) The room is also laid with plush carpet and features part panelled walls creating a stylish finish. Continue along the entrance hall where you will discover the fabulous **OPEN PLAN LIVING/DINING KITCHEN** As you enter on the right hand side a cleverly concealed utility sitting behind wooden doors houses a Potterton gas central heating boiler along with a quartz counter top having space and plumbing beneath for a washing machine and an airflow system is in place to extract moisture. Within the dining area there's ample space for a comfy sofa and a good sized table. Designed to maximise natural light the kitchen features three high level Velux roof light windows coupled with bi fold doors to the rear garden and further glazing overlooking the garden. Adorning the walls in the creative area of the kitchen which is a chefs delight the walls are adorned with sleek cabinets and quartz work surfaces creating a sumptuous finish. A fabulous island offers even more cupboard and shelved storage space along with a one and a half bowl stainless steel sink and mixer tap. Integrated appliances comprise of a five ring gas hob with splashback and a stainless steel chimney extractor over as well as a double oven with grill, dishwasher and a fridge/freezer. Downlighting also provides evening illumination together with under cupboard lighting.

A carpeted balustraded turning staircase rises to the part **GALLERIED FIRST FLOOR LANDING** With a stairhead window, ceiling light point, doors to the bathroom, three bedrooms and a staircase to the top floor principle bedroom suite. **BEDROOM TWO** A front facing double sized room with carpet, radiator, ceiling light point and the benefit of having mirrored wardrobes with shelving and drawers. **BEDROOM THREE** A further double room overlooking the rear aspect having carpet, ceiling light point, radiator and a feature panelled wall. **BEDROOM FOUR/STUDY** A good sized single bedroom with carpet, radiator ceiling light point. **FAMILY BATHROOM** Having a privacy window, Amtico flooring, down lighting and a beautiful suite comprising of a vanity unit with mixer tap and under basin storage, wall mirror, a panelled bath also with a mixer tap and wall tiling alongside. In addition a tiled shower cubicle with thermostatic shower over completes the suite. A Second carpeted turning staircase with a stairhead window rises to the top floor **PRINCIPLE BEDROOM SUITE LANDING** Having a radiator, ceiling light, a door to an under eaves storage cupboard and a further door to a storage room housing the hot water cylinder and a moisture extractor air flow system. An impressively spacious room with three opening **VELUX** roof light windows having electrically controlled Velux blackout blinds, plush carpet, access to loft storage space, two wardrobes fronted with glazing in addition to shelving and drawer space. There's also a perfect nook with down lighting and a radiator to house a dressing table. **EN SUITE SHOWER ROOM** Laid with Amtico flooring and featuring down lighting, a Velux roof light window, wall mirror, chrome ladder heated towel rail and a suite comprising of a vanity unit with mixer tap and under basin storage, a tiled shower enclosure with thermostatic shower over and a W.C. **REAR GARDEN** Complementing the property with a manicured lawn, external lighting, a cold water tap and porcelain tiled terraces offering a perfect spot for dining al fresco and children to play and there's also convenient access into the rear of the garage. **SINGLE GARAGE** Of brick and tiled construction with a part glazed UPVC garden door, an up and over main door, power, lighting and roof storage space.

SHROPSHIRE COUNCIL TAX BAND: E

EPC RATING: B

DIRECTIONS: SAT NAV POST CODE: TF11 8GR [What3words///dynasties.partition.history](https://www.what3words.com/dynasties.partition.history)





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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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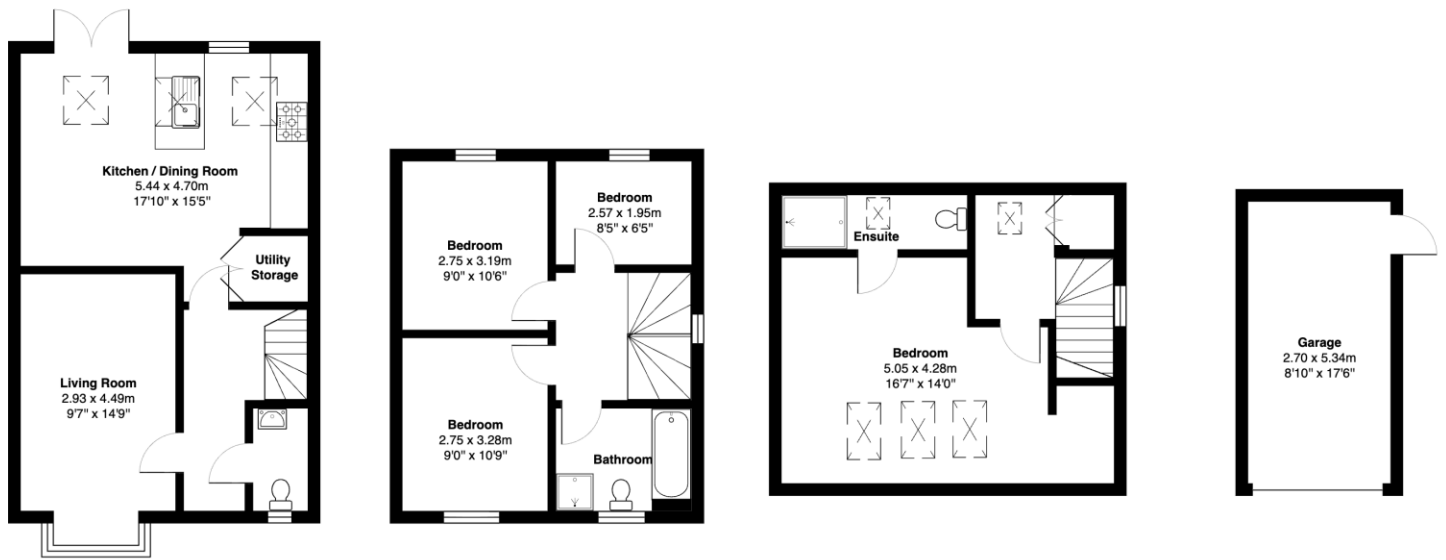
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Total Area: 133.0 m² ... 1431 ft²

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
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



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