

7 Grenville Court Shifnal TF11 8UD

A Tastefully Upgraded and Modernised Two Bedroom Detached Bungalow nestled within a cul de sac of similar properties on the established Admirals Farm development, a semi rural location on the northern fringe of Shifnal, a delightful Shropshire town with renowned schools and a great choice of amenities. The current owner has created a fabulous home, perfect for today's modern lifestyle and the impressive accommodation begins with the entrance hall laid with luxury flooring flowing into the inviting Lounge/Dining room with a fireplace housing a log burning stove adding the perfect finishing touch. The stylishly appointed Kitchen is well equipped and the French doors to the rear garden are most convenient. Two double bedrooms offer cosy retreats and the beautifully styled House Bathroom serves the two bedrooms. The rear garden is wonderfully private and the garden room offers a perfect home office facility. Road and rail links are also particularly convenient with trains running from Shifnal station giving direct connections to Telford, Shrewsbury, Birmingham and beyond to London Euston along with the M54 motorway networks being easily accessible at Junctions 3 and 4.

ACCESS The property is set back behind a paved and tarmac driveway with fence panelling alongside and an area laid to decorative slate giving an extra parking space. There's an EV charging point housed on the driveway and PIR security lighting has been installed on the front and rear of the property.

Overview

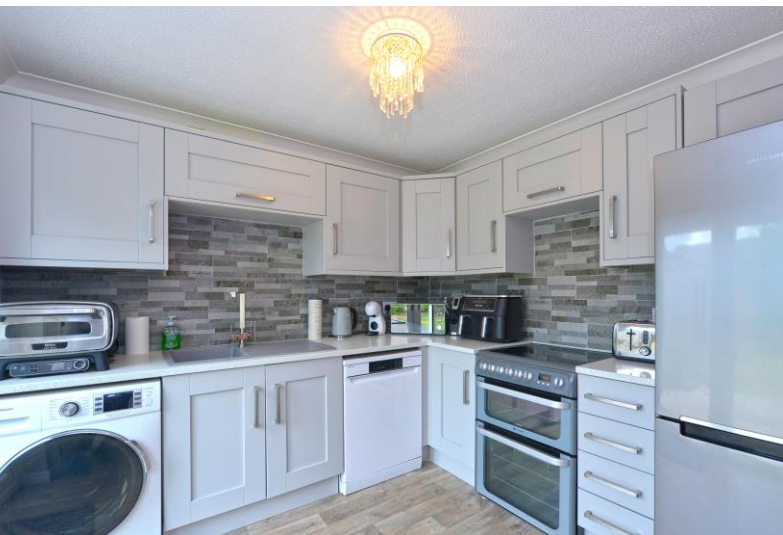
- A Tastefully Upgraded and Modernised Two Bedroom Detached Bungalow
- Sought after cul de sac position on the semi rural fringe of delightful Shifnal
- Within easy reach of the town's amenities and local schools
- Stylishly appointed contemporary Kitchen and Bathroom
- Generous sized Lounge/Dining Room connecting to the Kitchen, both with elegant French doors to the rear garden

ACCOMMODATION An inset porch with wall light and part glazed composite door gives access to **ENTRANCE HALL** Having radiator, ceiling light point, loft access hatch, door to a shelved airing cupboard housing hot water cylinder, flooring laid to high quality vinyl continuing into the lounge/dining room and doors to **HOUSE BATHROOM** Having a privacy glazed window, heated chrome towel rail, ceiling lighting, a panelled bath with screen and electric shower over, enclosed flush W.C, and a vanity unit with inset hand wash basin. **LOUNGE/DINING ROOM** Beautifully presented and its eye catching fireplace housing a log burning stove along with the modern flooring creates a spacious luxurious effect. French doors flood the room with natural light, there's ample dining space and the fabulous kitchen alongside is conveniently accessible. **KITCHEN** Well equipped and stylish with sleek quartz work surfaces incorporating a composite sink and drainer with mixer tap, and contemporary cupboards with tiling beneath. Flooring is laid with luxury vinyl, there's a radiator to keep you warm, space and plumbing for a washing machine and space for an upright fridge/freezer.

BEDROOM ONE Overlooking the frontal aspect and having carpet, radiator, ceiling light point. **BEDROOM TWO** Having a frontal aspect, carpet, radiator, ceiling light point and clothes hanging space with shelving.

REAR GARDEN Well maintained, enclosed with fence panelling giving privacy and enjoying a sunny aspect with a flagstone terrace perfect for summer dining overlooking a shaped lawn and apple trees. There's a greenhouse for the keen gardener, a log store and the timber glazed **GARDEN ROOM** offers a perfect home office facility equipped with power, lighting and high quality vinyl flooring. **GARAGE** Of brick construction with apex roof giving storage space, and having a timber rear aspect window, an electric roller shutter door and a wall mounted gas central heating boiler. **COUNCIL TAX BAND C SHROPSHIRE COUNCIL EPC RATING: D DIRECTIONS: SAT NAV POST CODE TF11 8UD**







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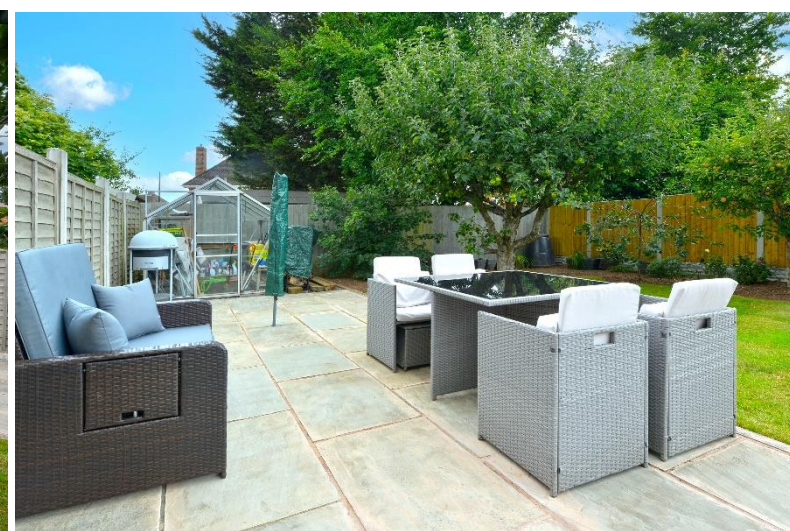
Our dedicated and friendly team will assist you. Get in touch today!

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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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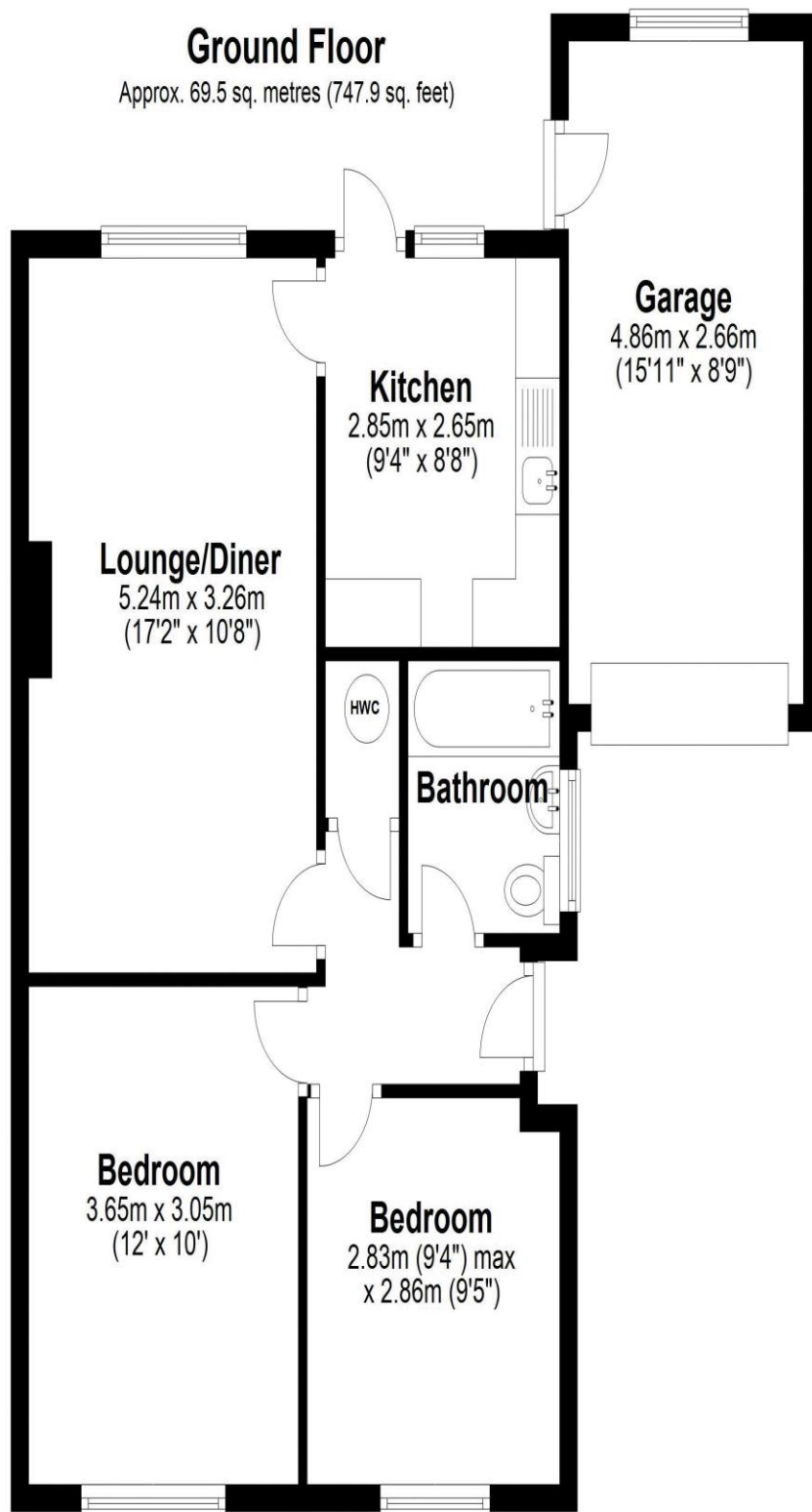
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Total area: approx. 69.5 sq. metres (747.9 sq. feet)

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