

## 8 Slack Grove Shifnal TF11 8GN

A Superb Four Bedroom Detached Family Home of generous proportions set within a quiet cul de sac in a prime modern development just off Haughton Road a desirable residential area on the edge of Shifnal. The location is perfect for families with local primary schools and Idsall High School only moments away along with a great choice of independent shops, welcoming restaurants, traditional pubs and cafes within this vibrant Historic Shropshire town. The property offers a perfect mix of style and functionality to suit a modern family lifestyle with a blend of light and bright rooms for relaxing or hosting friends and family. In addition the converted detached garage adapted for use as both a store room and home office gives the flexibility to work from home. After stepping through the front door into the entrance hall accommodating a guest cloakroom combined with a utility area, there's a reception room giving the flexibility for use as a study or children's playroom. You are then welcomed into the spacious cosy Lounge showcasing a media wall, a perfect room to unwind and relax watching favourite movies after a busy day. Elegant glazed doors also conveniently connect to the heart of the home, an extensive impressively appointed and well equipped Dining Kitchen/Family Room where French doors frame the well established rear garden and visiting guests have ample space to gather for celebrations. and culinary delights. Upstairs the delightful Principle bedroom complete with its own En Suite and a Family Bathroom serving the further three generous bedrooms offer cosy retreats at the end of the day. Shifnal also offers easy commuting options via regular train services running from the rail station in the town centre to Telford, Shrewsbury, Birmingham and beyond along with the M54 being only a short driving distance at Junctions 3 and 4.

# Overview

- A Superb Four Bedroom Detached Family Home of Generous Proportions in a Prime Modern Shifnal Development
- Entrance Hall accommodating a Guest Cloakroom combined with a Utility area along with a reception room
- Lounge featuring a large deep bay window and showcasing a media wall
- Impressively appointed extensive full width and well equipped Kitchen/Dining/Family Room
- Principal En Suite Bedroom and a Family Bathroom serving the further generous three bedrooms
- Hive gas central heating system, full double glazing and PIR security lighting
- The rear south facing garden is enclosed, perfect for children to play and dine al fresco during the warmer seasons
- A further benefit is the Detached Garage Conversion (With Full Planning Permission) offering both a storage facility and a Home Office





**ACCESS** The property sits at the end of the cul de sac behind a lawned front garden with an array of shrubs and a low hedge beneath the bay window. A tarmacadum driveway alongside the house gives access to the detached converted garage and the gated rear garden.

**ACCOMMODATION** A tiled overhang porch with lighting alongside and a part glazed composite front door having glazing either side opens to the **ENTRANCE HALL** Accommodating a staircase to the upper floor, a radiator, two ceiling light points and where Karndean flooring flows along into the downstairs rooms adding the perfect finishing touch. In addition a convenient attractively styled **DOWNSTAIRS GUEST CLOAKROOM/UTILITY** is equipped with a cupboard and work top space for housing a washing machine as well as another storage cupboard, a wall mounted hand wash basin and a W.C. **STUDY/CHILDREN'S PLAYROOM** Front facing with a radiator and ceiling light point. **LOUNGE** Having a delightful deep bay front facing window, two ceiling light points, a radiator and a feature media wall with built in cupboards and shelving. The glazed double door opening to the dining kitchen are also most stylish. **DINING KITCHEN/FAMILY ROOM** The living area provides ample space for a comfy sofa, French doors with glazed side panels frame the rear garden and the central area of the room has been designed to house a generous sized dining table. Within the further area of the kitchen an array of contemporary cupboards with lighting beneath and soft close drawers topped with contrasting work surfaces and upstands offer plenty of space to create culinary delights for family and friends. Integrated appliances include a five ring gas hob with a stainless steel chimney extractor over and a splashback, double electric oven with grill, a dishwasher and fridge/freezer. The gas central heating boiler is also discreetly housed within a wall mounted cupboard and down lighting provides evening illumination.

A carpeted balustraded staircase rises to the **PART GALLERIED FIRST FLOOR SPLIT LANDING** Where you will find access to a boarded loft with ladder providing extra storage if required, a storage cupboard housing the hot water cylinder and a ceiling light. **PRINCIPLE BEDROOM** Featuring a front facing bay window, radiator, ceiling light point, carpet and built in mirrored wardrobes. **EN SUITE SHOWER ROOM** Attractively tiled walls and Karndean flooring create an eye catching feature and the room is well equipped with a shower enclosure having a thermostatic shower over, an enclosed flush W.C., a wall hung hand wash basin, down lighting, chrome heated ladder towel rail and an extractor fan. **BEDROOM TWO** With a front facing aspect, carpet, radiator, ceiling light point, **BEDROOM THREE** Overlooking the rear aspect and having carpet, radiator, ceiling light point. **BEDROOM FOUR** Overlooking the rear aspect and having carpet, radiator, ceiling light point and a built in wardrobe. **FAMILY BATHROOM** Having a side aspect privacy window, Karndean flooring, a heated chrome ladder towel rail, extractor fan, down lighting and a panelled bath with an attractively tiled wall alongside, a mixer tap and a shower screen. **WELL ESTABLISHED REAR GARDEN** Enjoying a sunny south facing aspect and mainly laid to lawn with shrubs and trees providing colour and interest along with a fenced perimeter giving privacy and gated access to the driveway fronting the detached garage. A paved patio is a perfect spot to dine al fresco and the converted detached garage with a home office facility and extra storage adds a further benefit to this delightful property. **HOME OFFICE/STORAGE FACILITY WITHIN THE CONVERTED DETACHED GARAGE** Of brick and tiled construction with an up and over door to the front, space for storage within the roof apex, power, lighting and the **HOME OFFICE** sitting to the rear benefits from UPVC double glazed windows as well as an access door from the garden along with power sockets, lighting, flooring laid to high quality laminate and there's also space and plumbing for additional white goods.

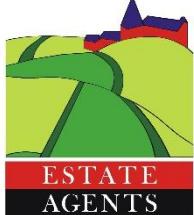
**SHROPSHIRE COUNCIL TAX BAND:**

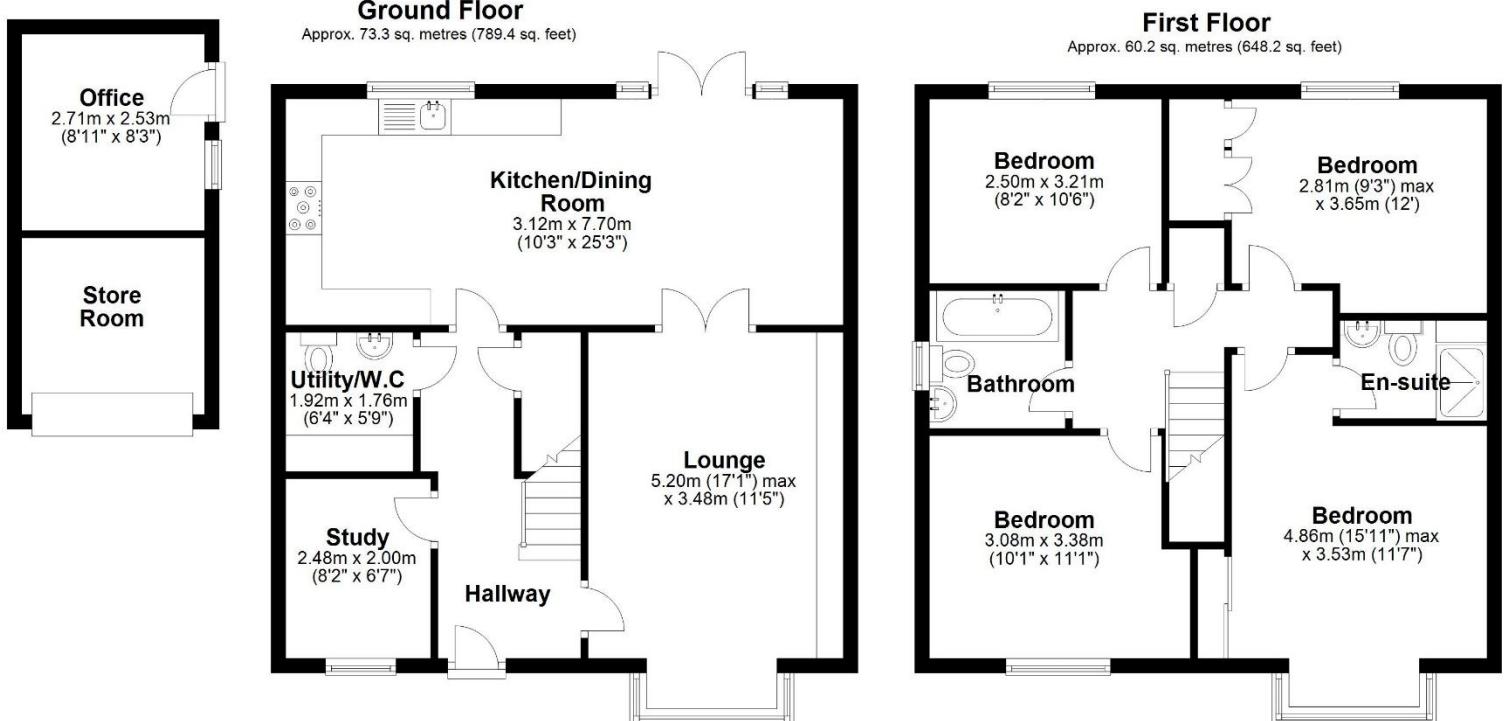
**E EPC RATING: B**

**DIRECTIONS: SAT NAV POST CODE: TF11 8GN LOCATION:**

What3words///limitless.donation.fortified

FIELD S  
of Shifnal





Total area: approx. 133.6 sq. metres (1437.6 sq. feet)

## Selling your home?

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