

13 Wyke Way Shifnal TF11 8SF

An Impressive and Deceptively Spacious Three Bedroom Semi Detached Family Home nestled within the charming historic town of Shifnal. A beautifully presented property freshly decorated in neutral tones and offering a harmonious blend of space combined with a high specification restyled open plan dining kitchen and bathroom adding to the appeal. After stepping inside the entrance hall a cosy lounge connects to the dining kitchen adjoining a conservatory offering further living space, perfect for family gatherings whilst the converted garage provides convenience with a spacious storage room/study, a guest W.C., and rear lobby. Upstairs you will find two double bedrooms and a single bedroom served by the wonderfully appointed family bathroom. 13 Wyke is well positioned in a quiet cul de sac on the semi-rural fringe of Shifnal only a short distance to well regarded local schools, the town centre shops, restaurants, traditional pubs and healthcare services. Communications are also excellent with train services running from Shifnal station giving fast access to Telford, Shrewsbury and Birmingham whilst the M54 is easily accessible via (J3&4).





ACCESS The property sits behind a lawned front garden laid with decorative slate and planted with a variety of shrubs. A tandem tarmacadum driveway accommodates an EV charging point and a small cupboard within the side elevation wall provides storage.

Overview

- An Impressive Deceptively Spacious Three Bedroom Modern Semi Detached Family Home with a Picturesque Rear Garden
- Semi Rural Cul de Sac Location on the fringe of Shifnal a popular historic Shropshire town
- Conveniently located for schools and the town centre shops, restaurants, cafes, traditional pubs and healthcare services
- Restyled Contemporary Open Plan Dining Kitchen and Family Bathroom
- Converted Garage - providing a Storage Room/Study, Guest W.C., and a rear Lobby
- Conservatory
- Combi gas central heating and full double glazing
- Driveway parking with an EV charging point

ACCOMMODATION A tiled canopied entrance porch with lighting alongside and a contemporary entrance door opens to

ENTRANCE HALL Having carpet, a side aspect window, ceiling light point, a staircase to the first floor and doors to the dining kitchen and

LOUNGE A front facing room featuring wood effect laminate flooring and having a ceiling light point, radiator and access to

DINING KITCHEN Overlooking the rear garden and stylishly appointed with contemporary cupboards and marble effect work surfaces, sink and drainer with mixer tap, a four ring gas hob with chimney extractor over and an electric oven beneath, space for a microwave oven, ceiling light point and the dining area is appointed with a radiator, ceiling light point, a useful pantry and French doors opening to

CONSERVATORY Of brick and UPVC construction with slatted wooden blinds, wood effect vinyl flooring, power points, a wall mounted panel heater, paddle light fan and doors opening to the rear garden. Access from the dining kitchen through a concertina door to the

STORAGE ROOM/STUDY combined with a **GUEST CLOAKROOM** and a rear **LOBBY STORAGE ROOM/STUDY** Having a frontal aspect part glazed UPVC door to the driveway, tiled flooring, an extractor fan, radiator, ceiling lighting, counter top with space and plumbing beneath for a washing machine and dryer.

GUEST CLOAKROOM Having lighting, tiled flooring a radiator, corner hand wash basin and W.C.

REAR LOBBY Having a window maximising natural light, a part glazed door to the rear garden, ceiling light and a wall mounted Worcester Bosch gas central heating boiler.







A carpeted staircase with handrail rises to the

FIRST FLOOR GALLERIED LANDING With a stairhead window, access hatch to a boarded loft, ceiling light point and a built in shelved cupboard.

BEDROOM ONE A front facing room with wood effect laminate flooring, radiator and ceiling light point.

BEDROOM TWO A rear aspect room with a delightful countryside view, wood effect laminate flooring, radiator, ceiling light point and a built in shelved wardrobe.

BEDROOM THREE A further front facing room currently in use as a study featuring a dado rail, built in wardrobe space and having lighting and a radiator.

FAMILY BATHROOM A privacy window overlooks the rear aspect and tastefully appointed tiling adorns the walls and flooring whilst a shower enclosure houses a thermostatic shower, a chrome ladder towel rail creates warmth, a vanity unit with mixer tap provides under basin storage and a W.C. completes the suite.

REAR GARDEN The garden further complements the property laid out with a timber decked seating and dining area overlooking a neat lawn and colourful flower beds bordered with fenced panelling creating a delightful private retreat.

SHROPSHIRE COUNCIL TAX BAND: C

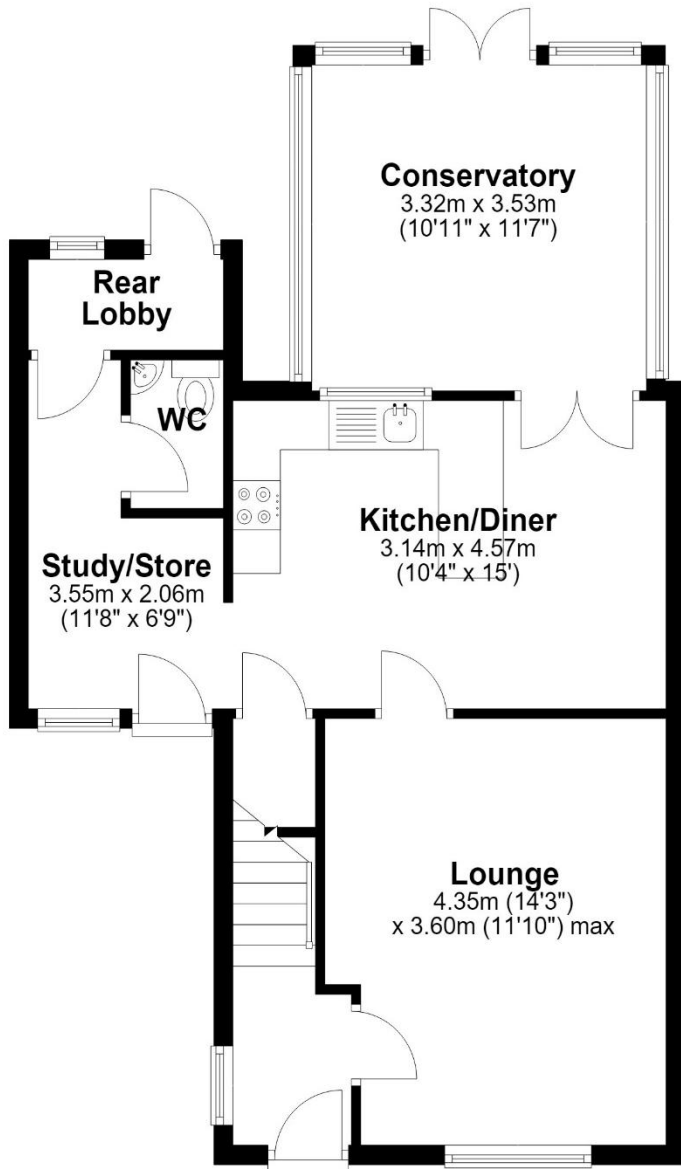
EPC RATING: C

DIRECTIONS: SAT NAV POST CODE: TF11 8SF What3words:///lemmings.neatly.glaze



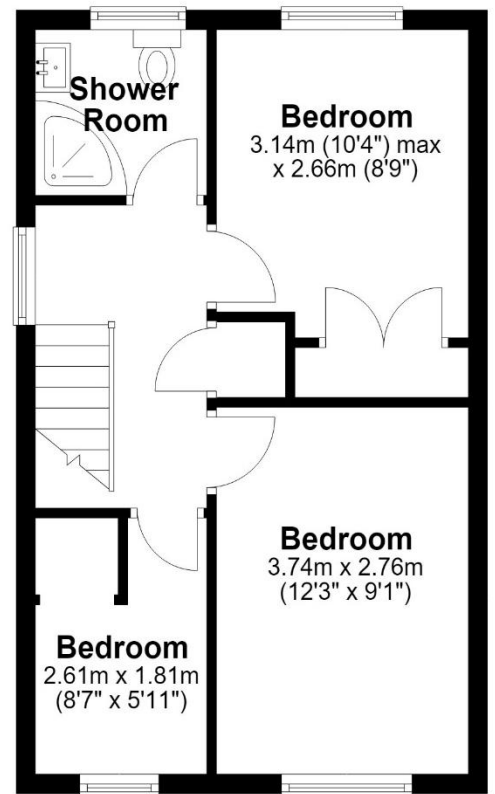
Ground Floor

Approx. 56.5 sq. metres (608.1 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



Total area: approx. 91.5 sq. metres (985.3 sq. feet)

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