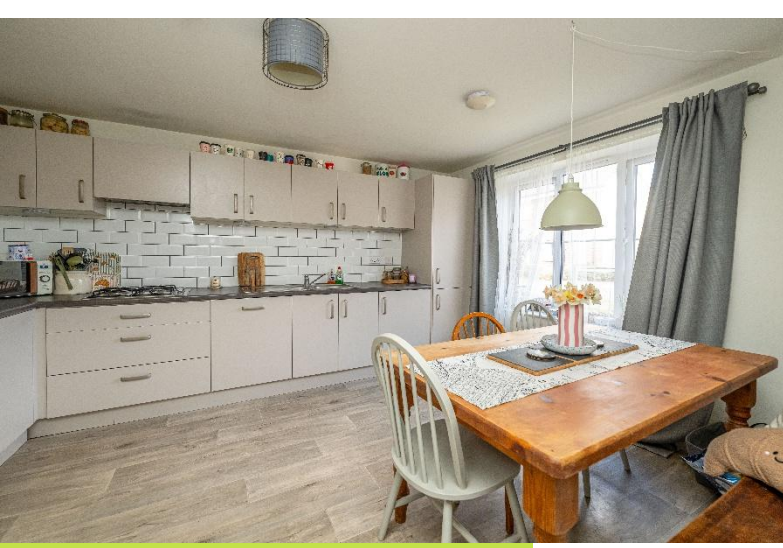


1 Cherrington Way Shifnal TF11 9QJ

An attractive Four Bedroom Detached Family Home with a spacious layout of light and bright rooms arranged over two floors and the location within a select modern development on the semi rural fringe of Shifnal is perfect for those seeking a home close to schools and everyday amenities. This delightful vibrant Shropshire town surrounded by the countryside is well served with two primary schools and Idsall High School along with a wide variety of amenities including a medical centre, shops, welcoming restaurants, traditional pubs and cafes. Shifnal also hosts a traditional summer fair and carnival during the summer for all the family to enjoy as well as social activities taking place in the town centre community hall throughout the year. After stepping inside the property you will find a welcoming entrance hall flowing along into a convenient downstairs W.C. and a front facing well appointed Dining Kitchen featuring a large picture window maximising natural light. Stylish contemporary cupboards with lighting beneath adorn the metro tiled walls and there's ample work top space to create culinary delights for family and friends. Furthermore a cosy full width Lounge bathed in natural light from the French doors and windows overlooks the rear garden. Upstairs is equally spacious with a Master Bedroom boasting an en-suite shower room along with a delightful family bathroom serving the further two double bedrooms and a single bedroom currently in use as a Study. Shifnal is also well connected with trains running to Telford, Shrewsbury, Birmingham and beyond along with easy access to the M54 (J3 & 4).



ACCESS The property sits on a corner position fronted by a lawn featuring a planted flower border and a tarmac driveway alongside the property extending to the single garage and gated access to the rear garden.

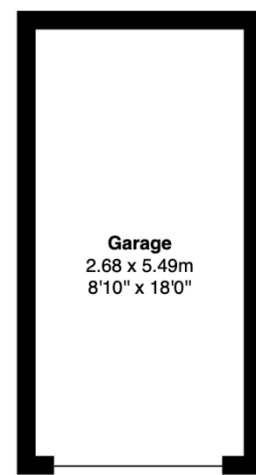
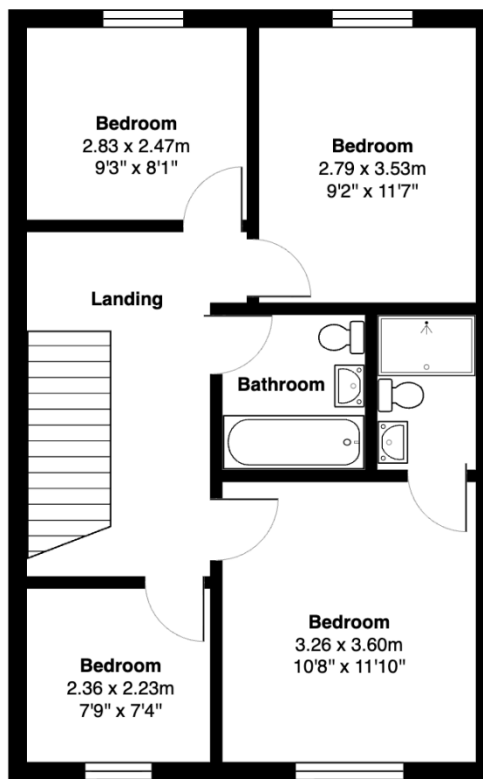
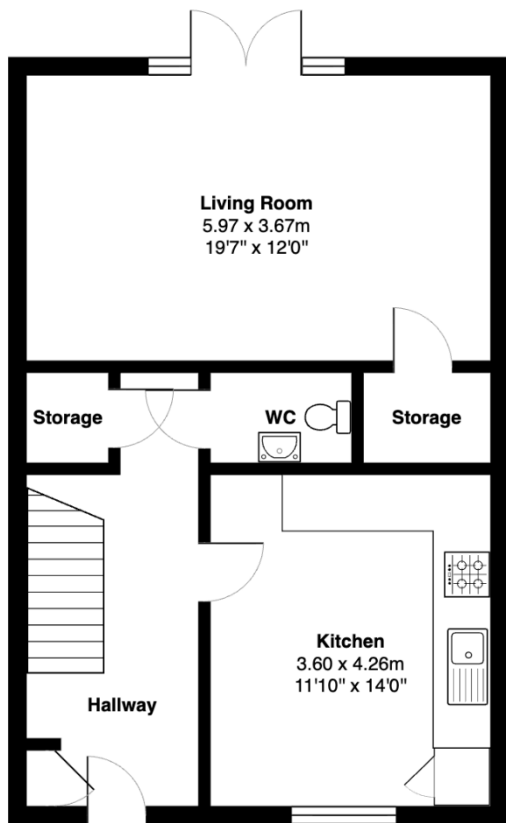
Overview

- Modern Four Bedroom Detached Family Home with a spacious layout of rooms arranged over two floors
- Occupying a corner position within a select modern development on the semi rural fringe of Shifnal with schooling and the town's amenities nearby
- Entrance hall accommodating a Guest W.C., and a cloaks hanging cupboard
- Contemporary well equipped front facing dining kitchen featuring a large picture window
- Sizeable full width lounge for the children to play and the family to enjoy leisure time
- Upstairs across the galleried landing you will find a Master Bedroom boasting an en-suite and a bathroom serving two further double bedrooms and a good sized single currently in use as a study
- Gas central heating and full double glazing
- Enclosed and lawned rear garden with convenient gated access to the tandem driveway extending along to the single garage

ACCOMMODATION A tiled canopied Entrance Porch with lighting alongside and a composite entrance door opens to **ENTRANCE HALL** Accommodating a staircase with open space beneath providing storage, built in meter cupboard, two ceiling light points, radiator, a useful cloaks hanging cupboard and high quality vinyl flooring extending into the dining kitchen and **GUEST W.C.**, Having a radiator, ceiling lighting, pedestal hand wash basin with splashback tiling and a **W.C.** **DINING KITCHEN** Sitting just off the entrance hall this light and bright room overlooks the front of the property through a large picture window and offers ample space for dining. Stylish contemporary cupboards with lighting beneath, contrasting work tops and metro tiling add to the appeal along with a four ring gas hob, a double oven with grill and integrated appliances including a dishwasher and fridge/freezer. There's also space and plumbing for a washing machine. **LOUNGE** A full width carpeted room offering much space for all the family to gather with French doors opening into the garden, a perfect spot to keep an eye on the children at play. A further benefit is a deep built in utility cupboard with lighting for storing household essentials.

A carpeted staircase rises to the **GALLERIED LANDING** With access hatch to a part boarded loft, radiator, ceiling light and a radiator. **MASTER BEDROOM** Spacious double room overlooking the frontal aspect having carpet, ceiling light point, radiator and a door to **EN SUITE** Well appointed with quality vinyl flooring, radiator, extractor fan, ceiling light and a suite comprising of a fully tiled shower enclosure with an electric shower over, pedestal hand wash basin and **W.C.** **BEDROOM TWO** A double room having an aspect over the rear of the property and attractively laid with oak effect quality vinyl flooring and having ceiling lighting and a radiator. **BEDROOM THREE** A further rear aspect double room laid with oak effect quality flooring and having ceiling lighting and a radiator. **BEDROOM FOUR/STUDY** A single room overlooking the frontal aspect having oak effect quality vinyl flooring, ceiling light and a radiator. **BATHROOM** Attractively appointed with a panelled bath, thermostatic shower, pedestal hand wash basin, **W.C.**, and an extractor fan, ceiling light and a radiator. **REAR GARDEN** Mainly laid to lawn and paving with a fence panelled perimeter giving privacy along with an exterior light, power point and a cold water tap. There's also convenient gated access to the driveway extending along to the single garage. **SINGLE GARAGE** Giving storage space within the apex roof space, up and over door, power and lighting. **SHROPSHIRE COUNCIL TAX BAND: D EPC RATING: B DIRECTIONS: SAT NAV POST CODE: TF11 9QJ What3words:///stint.resides.puff**





Total Area: 125.4 m² ... 1350 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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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