

19 Edge Avenue Shifnal TF11 8FS

A Splendid Family Home of impressive dimensions with Five Bedrooms, three bathrooms, two reception rooms and a stylishly appointed contemporary dining kitchen, perfect for a growing family and those seeking space to work from home. Adding to the appeal the property sits within a select modern development on the semi rural fringe of Shifnal within easy reach of well regarded local schools and the excellent amenities within this delightful historic Shropshire town. You will love hosting friends and family in this home and after stepping through the front door a light and bright entrance hall provides a warm welcome running along to a convenient Guest Cloakroom and a front facing Family room giving the flexibility for use as a home office or maybe a children's playroom. Furthermore another reception room offers a perfect cosy retreat for friends and family to gather where French doors open to enjoy the rear garden aspect. The entrance hall also takes you into the spacious dining kitchen with a separate utility room completing the ground floor. Upstairs across the first floor an imposing galleried landing extends along to the two en-suite bedrooms and the family bathroom serving the further three bedrooms offering a haven of comfort for all the family and visiting guests. Shifnal is also well connected with trains running from its station and the M54 being easily accessible (J3 & 4) both giving fast access to Telford, Shrewsbury and Birmingham.



ACCESS The property sits behind a lawned front garden, a tarmac driveway fronting the double garaging and there's gated side access to the rear garden.

Overview

- A Handsome Five Bedroom Modern Residence with Double Garaging in addition to ample Driveway Parking
- With a blend of space, style and comfort catering perfectly for a modern family lifestyle
- Well positioned in one of Shifnal's modern developments within easy reach of the town's excellent amenities and local schools
- Entrance Hall accommodating a Downstairs Guest W.C.
- Two Reception Rooms
- Dining Kitchen and Separate Utility Room
- Two En Suite Bedrooms and a Family Bathroom serving the further three bedrooms
- Good sized lawned rear garden for dining al fresco and the children to play
- All slatted window blinds are included in the property sale
- An estate service charge is also in place of £250 per annum (to be confirmed by the conveyancer)

ACCOMMODATION A canopied tiled entrance porch with lighting alongside and a composite part glazed door gives access to

ENTRANCE HALL Attractively laid with tiled flooring extending along to the downstairs guest W.C., and dining kitchen along with two ceiling lights, a radiator and a glazed panelled door to the

FAMILY ROOM/STUDY/CHILDREN'S PLAYROOM A front facing room laid with cosy carpet and having ceiling lighting and a radiator.

DOWNSTAIRS GUEST W.C. Having a radiator, ceiling lighting, hand wash basin and a W.C.

LIVING ROOM With French doors and side windows maximising natural light, two radiators, two ceiling light points, carpet and a t.v. ariel socket.

DINING KITCHEN Attractively styled with a comprehensive range of eye catching cupboards, a larder unit, soft close drawers and work surfaces incorporating a five ring gas hob with stainless steel chimney extractor over, stainless steel sink and drainer with mixer tap sitting beneath a window framing the rear garden, downlighting as well as a lighting point over the dining space. Furthermore there's an integrated dishwasher, fridge/freezer, a built in cupboard offering even more essential storage and within the dining area a covered radiator provides warmth, French doors open to the rear garden and a door opens to

UTILITY ROOM With a side aspect part glazed door to the rear garden, base cupboards inset with a stainless steel sink, space and plumbing for a washing machine, radiator and ceiling lighting.



A balustraded staircase rises from the entrance hall to the **FIRST FLOOR GALLERIED LANDING** Extending along to all the bedrooms and bathroom. With a loft access hatch, radiator, ceiling lighting and a built in cupboard housing the hot water cylinder.

PRINCIPLE BEDROOM A front facing good sized room with carpet, radiator, ceiling lighting and access to **EN SUITE** Having a frontal aspect privacy window, attractively tiled walls and flooring, down lighting, a chrome heated towel rail, extractor fan and a suite comprising of a shower enclosure with a thermostatic shower over, pedestal hand wash basin and a **W.C.** **BEDROOM TWO** Overlooking the rear aspect and having carpet, ceiling lighting and radiator.

BEDROOM THREE Having a rear aspect, carpet, ceiling light and radiator.

BEDROOM FOUR A further rear aspect room with carpet, ceiling light and radiator.

BEDROOM FIVE Perfect for visiting guests with its **En Suite Shower Room** and having a frontal aspect, radiator, ceiling lighting and a door to **EN SUITE** Stylishly appointed with wall and floor tiling, down lighting, a chrome heated towel rail, extractor fan and a suite comprising of a shower enclosure with thermostatic shower over, pedestal hand wash basin and a **W.C.** **BATHROOM** With a side aspect privacy window, tiled flooring, a heated chrome towel rail, down lighting, extractor fan and a panelled bath with wall tiling alongside, shower screen and a thermostatic shower along with a pedestal hand wash basin and a **W.C.**

REAR GARDEN Predominantly laid to a well kept lawn with a fence panelled perimeter giving privacy along with gravelling and a paved pathway running along to the further gated side access.

DOUBLE GARAGE Having up and over doors, power sockets and lighting.

SHROPSHIRE COUNCIL TAX BAND: F

EPC RATING: B

DIRECTIONS: SAT NAV POST CODE: TF11 8FS What3words///mute.factually.unstated





Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

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

01952 460000

Email: info@fieldsofshifnal.co.uk
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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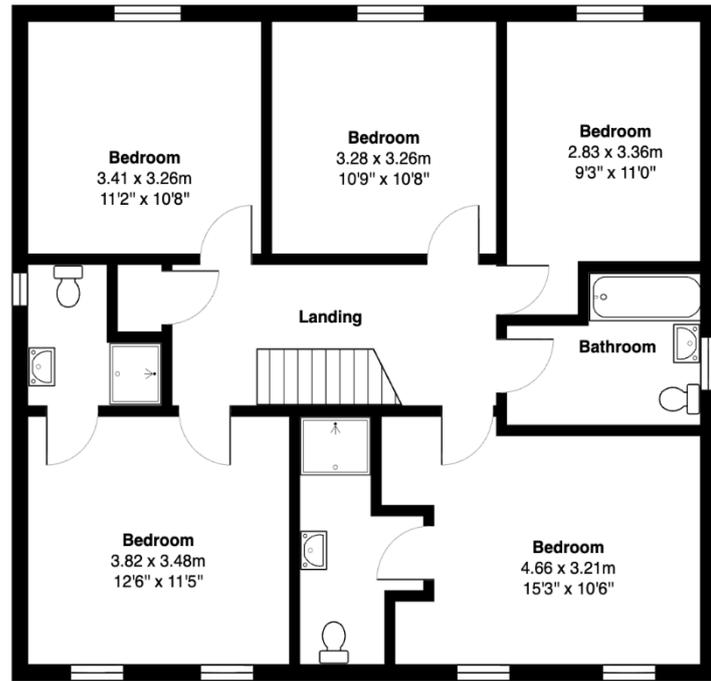
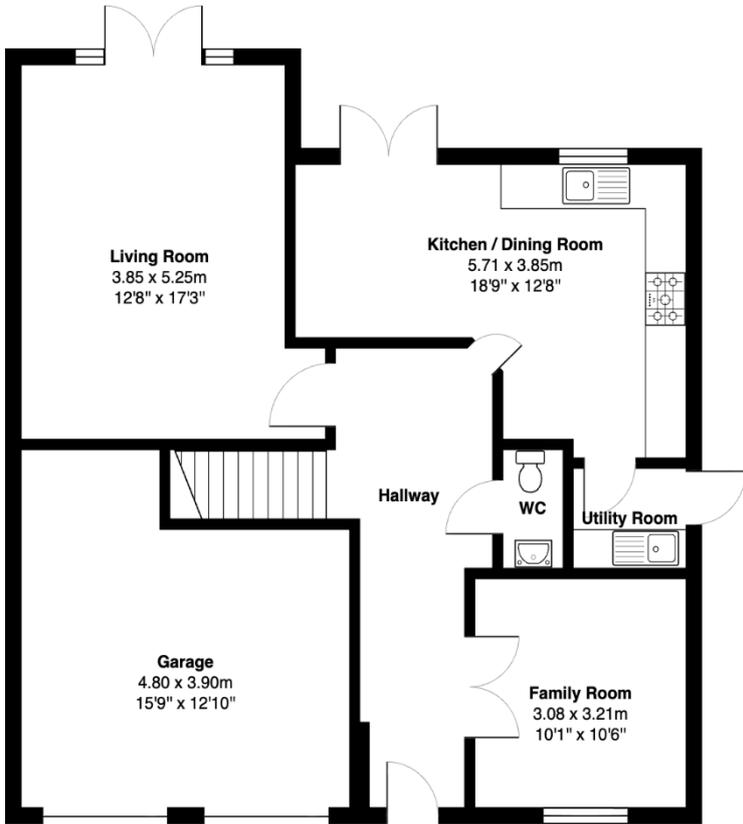
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Total Area: 181.6 m² ... 1955 ft²

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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