

12 Brimstree Drive Shifnal TF11 9PY

With the Benefit of **NO UPWARD CHAIN**, this Attractive and Extended Four Bedroom Semi Detached Family Home is conveniently placed in a select established area on the rural fringe of Shifnal, a great location for families with everyday amenities and a local primary school on the doorstep as well as further schooling close by. The current owners have created a well proportioned home having rebuilt the garage adding an upper level double bedroom as well as extending the Kitchen. An entrance porch greets you before stepping into the Entrance Hall extending along to the handy Downstairs Cloakroom and a Kitchen sitting to the rear of the property connecting to the well proportioned through Lounge/Dining Room offering plenty of space to gather and dine with the family or cosy up and watch favourite movies in front of the log burner effect fire. Upstairs across the first floor three double bedrooms and a single sized bedroom are served by a well appointed Family Bathroom. Furthermore the generous rear garden has been designed to provide the family with their own home grown produce including productive fruit trees. Shifnal is also conveniently located within easy access to Junctions 3 and 4 of the M54 motorway networks as well as having train services running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston.

ACCESS A full width block paved driveway having the benefit of an electric charging point, proceeds to the attached Garage along with a shared side access with the neighbouring property providing separate gates opening into the rear gardens and a raised timber flower planter sits along the front of the property creating a focal point of seasonal colour.

Overview

- Located in a Select Established Area of Shifnal with Schooling, Amenities and Fantastic Road and Rail Links Within Easy Reach
- Extended Four Bedroom Semi Detached Family Home of Excellent Proportions
- Large Lounge/Dining Room and Downstairs Cloakroom
- Extended Kitchen
- Three Double Bedrooms, a Single and a Family Bathroom
- Combi Gas Central Heating and Full Double Glazing
- Generous Rear Garden, an Attached Garage and Driveway Parking

ACCOMMODATION An **ENTRANCE PORCH** of brick and UPVC construction with a tiled roof, an external light alongside and tiled flooring, down lighting and a part glazed Entrance Door opening into: **ENTRANCE HALL** Having a radiator, staircase to the first floor, carpet, ceiling light, a shoe storage area as well as glazed panelled doors opening into the lounge/dining room, kitchen and a timber door giving access into the downstairs guest cloakroom. **LOUNGE/DINING ROOM** Of good proportions and having a frontal aspect window, two radiators, flooring laid to a laminate wood effect, coved ceiling, and a panelled glazed door opening into the kitchen, with the focal point of the room being a feature fireplace housing a log burner effect fire. **DOWNSTAIRS CLOAKROOM** Attractively appointed with part tiled walls, a wall mounted hand wash basin and W.C. as well as an extractor fan, radiator and ceiling lighting. **KITCHEN** Having been extended to provide an attractive range of eye level and base cupboards topped with contrasting work surfaces, a stainless steel chimney extractor having lighting and a Rangemaster cooker with a five ring gas hob and double oven beneath, part tiled walls, tiled flooring, a stainless steel sink and drainer as well as down lighting, radiator, an integrated dishwasher, space and plumbing for washing machine and ample space for an American style upright fridge/freezer. A ceiling hatch give access to the extension apex roof, there's a window overlooking the rear garden aspect along with French doors leading out into the rear garden.

A carpeted staircase with handrail rises to the **FIRST FLOOR PART GALLERIED LANDING** Having an access hatch to a part boarded loft with ladder, ceiling lighting, carpet and doors to: **BEDROOM ONE** A double sized light and bright room bedroom overlooking the frontal aspect and having carpet, radiator, ceiling light. **BEDROOM TWO** A further double sized bedroom overlooking the rear aspect and having vinyl wood effect flooring, radiator, ceiling light. **BEDROOM THREE** A single sized bedroom overlooking the frontal aspect and having vinyl wood effect flooring, radiator, down lighting and a shelved over stairs built in cupboard. **BEDROOM FOUR** A newly created bedroom above the garage with lots of light beaming in through the dual aspect windows, flooring laid to a wood effect vinyl, down lighting, two radiators and a loft access hatch. **FAMILY BATHROOM** Having a privacy window overlooking the rear aspect, ceiling light, a chrome heated towel rail, tiled walls and appointed with a panelled bath having a shower over and a side screen, pedestal hand wash basin and a W.C.

REAR GARDEN A newly laid spacious dining terrace housing a cold water tap extends from the property continuing to where the owners have created a self sufficient style of garden providing the family with a supply of produce to enjoy through the seasons. Well stocked herbaceous borders laid with bark and raised timber flower beds surrounded by decorative gravel also enjoy a profusion of colour and interest as well as productive fruit trees including apple and pear. A dedicated vegetable patch sits to the rear of the garden separated from the flower garden by low hedging. **GARAGE** Having an up and over front door and a rear glazed door, power, lighting and a wall mounted Worcester Bosch Gas Central Heating boiler. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: D DIRECTIONS:** From the centre of Shifnal take Bradford Street which becomes Park Street and follow the road along turning right into Park Lane and take the third turning on the right into Brimstree Drive where the property sits on the right hand side. **SAT NAV POST CODE: TF11 9PY**







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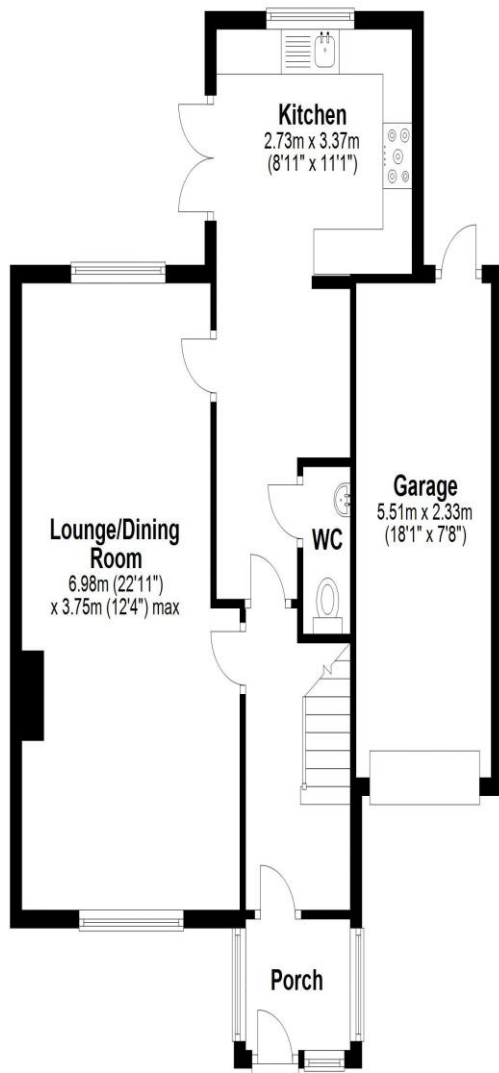
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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

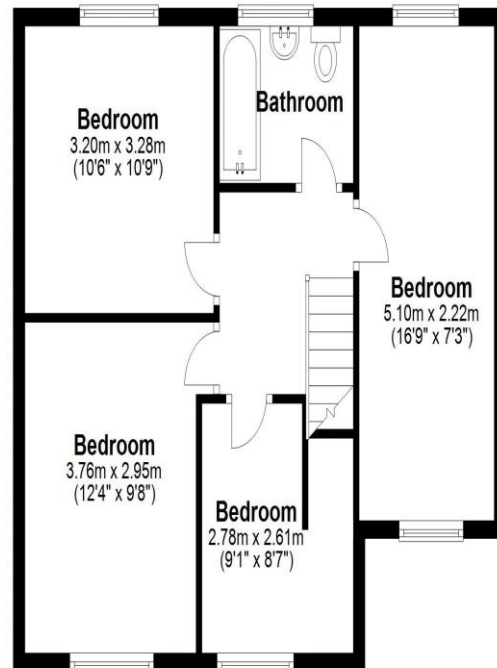
Ground Floor

Approx. 66.3 sq. metres (713.7 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.8 sq. feet)



Total area: approx. 117.8 sq. metres (1267.5 sq. feet)

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