

86 Beech Drive Shifnal TF11 8HZ

A Superb Three Bedroom Detached Family Home with a driveway fronting the integral garage, a decent sized rear garden and well appointed accommodation as well as a great location in a select residential area of Shifnal only a short distance to shops, eateries, bars and highly regarded local schools. Shifnal is one of Shropshire's most delightful historic towns with the countryside on the doorstep and a great community spirit enjoying a traditional annual fair, carnival and a Christmas market along with the village hall hosting several events throughout the year. The accommodation arranged over two floors offers a great space to relax and enjoy movies in the Lounge, dine with family and friends in the Open Plan Kitchen, and upstairs two good sized double bedrooms and a single bedroom are served by a well appointed Family Bathroom. 86 Beech Drive is also well placed for easy access to road and rail networks with train services running from Shifnal station and the M54 being easily accessible, both giving access to Shrewsbury, Birmingham and onwards to London.

The property is set back behind a lawned garden with a paved driveway alongside giving access to an Integral Single Garage and a built-in meter cupboard on the side elevation of the house.

Overview

- A Superb Three Bedroom Detached Family Home with a Good Sized Rear Garden, Integral Garage and Driveway Parking
- Spacious Lounge
- Attractively Appointed Open Plan Dining Kitchen
- Two Double Bedrooms, a Single and a Contemporary Bathroom
- Double Glazing and Gas Central Heating
- Well Placed for Access to Local Schools, Amenities as well as Road and Rail Links

A double glazed entrance door opens into an Entrance Lobby and a further part glazed door gives access to the ENTRANCE HALL - Having stairs to the first floor, carpet, ceiling light point, radiator and a door to the LOUNGE Overlooking the front aspect through a lovely bay window, radiator, ceiling light point, wood effect laminate floor and door to: DINING KITCHEN Well appointed with a range of eye catching contemporary high gloss cupboards topped with contrasting work surfaces, glazing overlooking the rear aspect having a composite sink and drainer with mixer tap beneath, integrated appliances including a dishwasher, fridge/freezer, microwave oven with single oven beneath, an induction hob with extractor over and under cupboard lighting. Flooring is laid to wood effect laminate flooring. There's also a useful understairs storage cupboard as well as a great space for dining with French doors opening onto the rear garden along with a door giving access into the garage.

A carpeted staircase rises to the FIRST FLOOR LANDING Having a side aspect stairhead window, ceiling hatch with a ladder to a boarded loft housing a Worcester Bosch gas central heating boiler, door to storage cupboard and ceiling light point. BEDROOM ONE: With a front aspect double glazed window, mirrored built in wardrobe, radiator, ceiling light point and carpet. BEDROOM TWO With a rear aspect double glazed window, radiator, ceiling light point, carpet and built in wardrobe. BEDROOM THREE With front aspect double glazed window, laminate wood effect floor, ceiling light point, radiator. FAMILY BATHROOM Having a privacy window overlooking the rear aspect and well appointed with a contemporary suite comprising of a panelled bath with shower screen and thermostatic shower, vanity unit incorporating hand wash basin with mixer tap and cupboard beneath, W.C. with work surface above, fully tiled walls, Karndean flooring, extractor and a chrome heated towel rail.

REAR GARDEN Of good proportions and having a fence panelled perimeter giving privacy, a seating area laid to concrete bordered with a low brick wall and timber garden shed, steps lead up to a sizeable lawn bordered with an array of established perennials including hydrangea, ceonothus and roses providing colour and interest during the seasons, as well as a further raised flower bed sitting to the rear of the lawn. GARAGE: With an up and over main door, power and light, plumbing for washing machine, hot water piping, a double-glazed door to the rear garden as well as access from the dining kitchen. SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: C DIRECTIONS: From Broadway in the centre of Shifnal which becomes High Street take a left turn alongside the Co op into Wheatfield Drive turning second left into Beech Drive following the road along where the property sits on the right hand side.







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

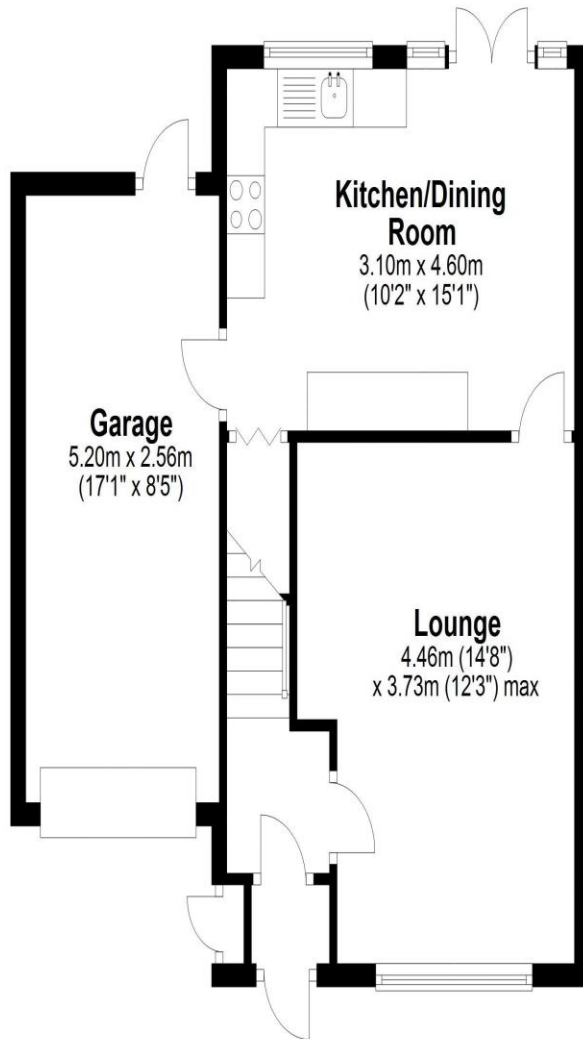
Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



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

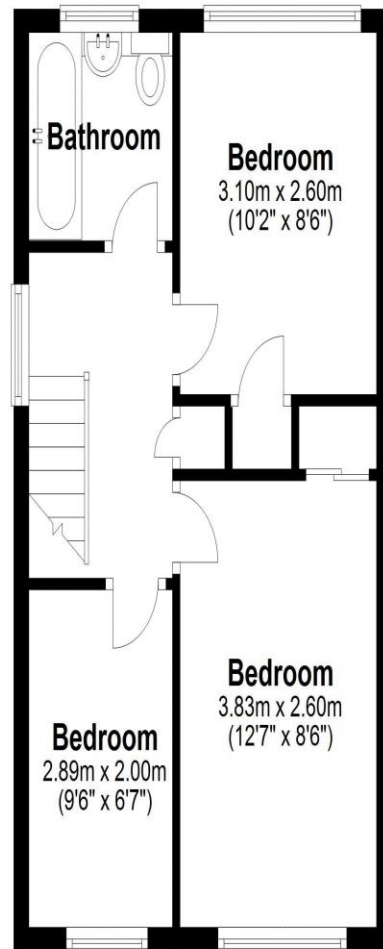
Ground Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)

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