

15 Watts Drive Shifnal TF11 8FQ

A Splendid Four Bedroom Detached Home on a highly desirable corner position adding to the appeal of this well designed property as well as the location within a select modern development on the edge of Shifnal, perfect for a family who needs to be in the catchment area for highly regarded schools, local amenities and a desire to live in a semi rural location. Attention to detail is reflected throughout this lovely home with a layout of rooms offering versatility of space to unwind and relax, work from home and enjoy culinary delights with friends and family in the stylishly equipped open plan dining kitchen. As you step inside an entrance hall welcomes you into 15 Watts Drive running along to the must have Downstairs Cloakroom, two Reception rooms and the Dining Kitchen. Spanning the upper floor, sleeping arrangements are also well catered for with a delightful Principle En Suite Bedroom, two further doubles and a single bedroom along with a tastefully appointed Family Bathroom. The property is also well placed for commuting having access to Shifnal station with services running to Shrewsbury, Birmingham and onwards to London Euston along with easy access to the M54 motorway networks.

ACCESS The corner position features a well stocked wrap around garden, a tarmac driveway extending to a detached single garage and gated side access to the rear garden.

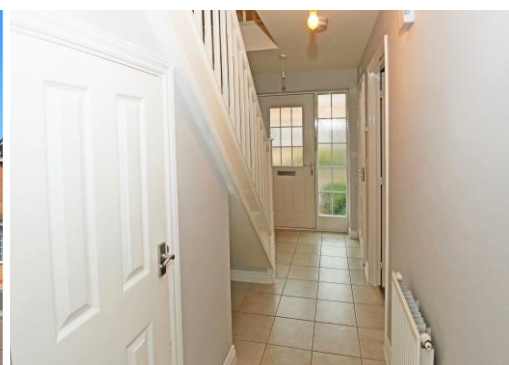
Overview

- A Four Bedroom Detached Family Home in a select modern development on the rural fringe of delightful Shifnal
- Convenient for local schools, amenities and easy access to road and rail links
- Two Receptions Rooms and a convenient Downstairs Cloakroom
- A Dining Kitchen with appeal and plenty of space for all the family to gather
- Principle En Suite Bedroom, Two further doubles and a good sized single along with a wonderful Family Bathroom

ACCOMMODATION A tiled overhang porch with lighting alongside and a composite entrance door opens to the **ENTRANCE HALL** - Accommodating a staircase to the first floor, radiator, two ceiling lights, a useful cupboard beneath the staircase, doors to ground floor rooms and flooring laid to ceramic tiling extending into the **DOWNSTAIRS CLOAKROOM** Having a privacy glazing to the front aspect, radiator, down lighting and a suite comprising of a pedestal hand wash basin and a **W.C.** **LOUNGE** Having glazing over the frontal aspect inset with a plantation blind, carpet, ceiling light and radiator. **SECOND RECEPTION ROOM/STUDY/CHILDREN'S PLAYROOM** Offering the versatility to suit a family's needs. Having glazing over the side aspect, flooring laid to carpet, a radiator and ceiling light point. **OPEN PLAN DINING KITCHEN** Giving ample space for family dining and French doors open onto the rear garden. There's a ceiling light point over the table area and two radiators give warmth. The further area of the kitchen where culinary delights are created is well equipped with an array of sleek high gloss cupboards topped with contrasting butchers block style work surfaces and upstands, down lighting, a one and half bowl stainless steel sink and drainer with a flexi mixer tap, four ring gas hob with electric oven beneath and a stainless steel chimney extractor above. In addition the integrated appliances comprise of a dishwasher, washing machine and a fridge/freezer. There's also a wall mounted cupboard housing the Combi gas central heating boiler.

A balustraded carpeted staircase rises to a spacious **GALLERIED FIRST FLOOR LANDING** Having a loft access hatch, two ceiling lights and a shelved airing cupboard housing a hot water cylinder **PRINCIPLE BEDROOM** With glazing over the frontal aspect, a radiator, ceiling light point, radiator and a door to **EN SUITE SHOWER ROOM** White tiled walls and high quality flooring set the scene for this well appointed en suite featuring down lighting, a radiator, a fully tiled shower enclosure with a thermostatic shower over, pedestal hand wash basin with mixer tap and a **W.C.** **SECOND BEDROOM** A double sized bedroom having glazing over the side aspect. carpet, ceiling light and a radiator. **BEDROOM THREE** A further double sized room having glazing over the rear garden aspect., carpet, ceiling light and a radiator. **BEDROOM FOUR** A good sized bedroom having glazing over the side aspect, carpet, ceiling light, radiator and the benefit of a built in wardrobe. **FAMILY BATHROOM** Having a privacy glazing over the side aspect, high quality vinyl flooring, radiator, down lighting and a suite comprising of a panelled bath with screen, feature wall tiling alongside and a thermostatic shower over along with a pedestal hand wash basin and **W.C.**

REAR GARDEN Well screened with walling and a fenced perimeter giving privacy and laid to a timber decked terrace with lighting above and a pergola over offering a great dining area overlooking a well kept lawn surrounded by established trees and shrubs creating colour and interest during the seasons. There's also a cold water tap as well as single and double external power points. **DETACHED GARAGE:** Of brick construction with a tiled apex roof part boarded within giving storage space, an up and over door, power and lighting. **SHROPSHIRE COUNCIL TAX BAND: E EPC RATING: B DIRECTIONS: SAT NAV POST CODE TF11 8FQ DIRECTIONS**







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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



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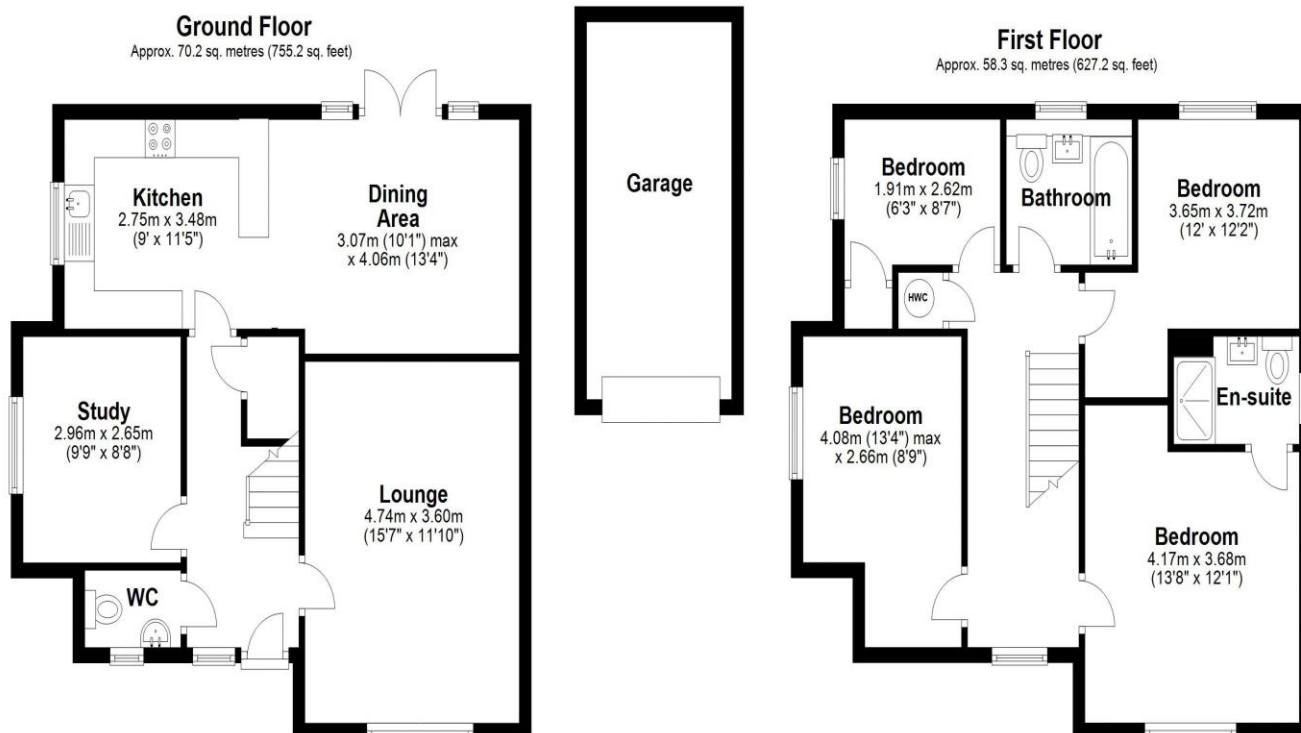
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Total area: approx. 128.4 sq. metres (1382.4 sq. feet)

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