

## 33 Beech Drive Shifnal TF11 8HJ

A Wonderful attractively extended Three Bedroom Detached Family Home with the benefit of NO UPWARD CHAIN, the potential for a further extension of the property to suit a family's needs, and there's also ample parking as well as a garage and a secluded private rear garden with a summerhouse along with a useful brick built outbuilding. 33 Beech Drive sits in a desirable area of Shifnal convenient for the town's facilities, highly regarded local schools and the countryside on the doorstep. Shifnal is one of Shropshire's most delightful towns with a rich history, active churches and a thriving community spirit hosting an annual traditional fair, carnival and a Christmas market. This well loved home having been very well maintained to a high standard over the years has recently undergone a scheme of works to renew the whole of the property roof and windows as well as the maintenance of the garage roof and all guttering around the property. You are welcomed into this lovely home through an entrance porch into the Entrance Hall complete with a Downstairs Cloakroom and access into the Kitchen and Lounge/Dining Room having an open concept stretching along the length of the property to a Sitting Area adjoining the Conservatory, a perfect spot to enjoy a view over the rear garden. Furthermore, the kitchen conveniently links to an external enclosed passageway running along to a brick outbuilding within, as well as a spacious open area for storing those extra essentials. Upstairs you will find a sizeable landing with two double bedrooms leading off along with a smaller bedroom and a modern Family Bathroom. Shifnal is also well connected for commuting with the M54 and motorway networks being easily accessible via junctions 3 and 4 along with rail services running from Shifnal station giving connections to Shrewsbury, Birmingham and beyond to London Euston.



**ACCESS** The property sits back behind an attractive wide gravelled frontage giving parking as well as a manicured shaped lawn, a garage and gated side access to the rear garden. Well stocked herbaceous borders and bushes also surround the garden creating an array of seasonal colour.

## Overview

- An Extended Three Bedroom Detached Family Home sitting on a Good Sized Plot with NO UPWARD CHAIN

- Conveniently Situated for access to Shifnal's Amenities and highly regarded Local Schools

- The House and gardens have been well maintained and recently a scheme of works has taken place to Renew the Whole of the property Roof along with all new windows

- Entrance Hall complete with a Downstairs Cloakroom

**ACCOMMODATION** A brick Entrance Porch with a newly tiled roof, UPVC entrance door, external wall lighting and an attractive bay window as well as further glazing, carpet, a built in storage cupboard, a glazed panelled wall, and a timber door to the **ENTRANCE HALL** - Accommodating a staircase to the first floor, ceiling lighting, carpet radiator, glazed panelled doors to the kitchen and lounge/dining room and access into the **DOWNSTAIRS CLOAKROOM** - Overlooking the frontal aspect and having wood effect vinyl flooring, a heated towel rail, part tiled walls, ceiling lighting and a suite comprising of a W.C., and a hand wash basin. **LOUNGE/DINING ROOM AND SITTING AREA** Having a spacious layout with a generous amount of light streaming in through three glazed aspects and featuring an attractive stone built fireplace housing a coal effect gas fire giving extra warmth to enjoy cosy winter evenings as well as the two radiators. Flooring is laid to carpet and evening illumination is well provided for with a ceiling light as well as three wall lights. There's also an open archway though to a great sitting area overlooking the rear garden aspect framed with a delightful bay window and convenient access into the heated **CONSERVATORY** of brick and UPVC construction with a radiator and a door to the rear garden. Furthermore, the dining area is handy for the **KITCHEN** Having a side aspect window, lino flooring, ceiling spotlights, a stainless steel sink and drainer as well as a range of eye level and base cupboards, work tops with space and plumbing beneath for a washing machine and dryer and there's also space for a cooker along with a door to a most useful walk in shelved **Pantry** giving extra storage. In addition a part glazed door gives access to an enclosed **Passageway** extending along to an outhouse with a latched timber door, lighting and there's another useful open storage area sitting alongside. Doors also give access into the garage and rear garden.

From the entrance hall a carpeted turning staircase with handrail rises to the **FIRST FLOOR LANDING** - With a loft access hatch having a ladder, a stairhead window, radiator, shelved airing cupboard and a handy overstairs built in storage cupboard. **BEDROOM ONE** A good sized double bedroom having a frontal aspect, carpet, ceiling light, radiator and glazed built in wardrobes. **BEDROOM TWO** Also a good sized double bedroom having an aspect over the rear garden, flooring laid to carpet, a ceiling light, radiator and a good range of built in wardrobes. **BEDROOM THREE** A slightly smaller room also overlooking the rear garden and having carpet, a radiator, ceiling light, a built in cupboard housing a Combi gas central heating boiler as well giving clothes hanging space. **FAMILY BATHROOM** Having a privacy window, high quality wood effect flooring, attractively tiled walls along with bathroom wall panelling, a heated chrome towel rail and a suite comprising of a corner shower enclosure with a thermostatic shower over, pedestal hand wash basin and a W.C.

**REAR GARDEN** From the gated, fenced and paved side aspect of the garden where there's also a cold water tap, sits a timber pergola with a UPVC roof giving protection whilst enjoying al fresco dining, along with a timber wicket gate and a brick outbuilding having a tiled roof and a privacy window. A perfect hedged and fenced well screened garden giving privacy extends along from a paved patio across lush lawns and a paved pathway to the timber Summerhouse. Richly stocked flower beds, borders and many fine trees surround the garden providing colour and interest through the seasons. **GARAGE** Having an up and over frontal aspect door, power, lighting and rear aspect high level privacy windows. **SHROPSHIRE COUNCIL TAX BAND: D EPC RATING: D DIRECTIONS: SAT NAV POST CODE: TF11 8HJ.** From Newport Road (B4379) in Shifnal take Haughton Road, turning left into Haughton Lane then left again into Beech Drive, and another left turn where the property sits on the left hand side of the road.











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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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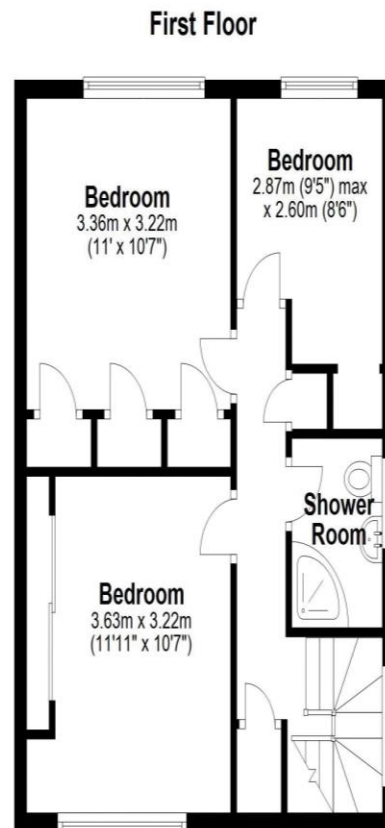
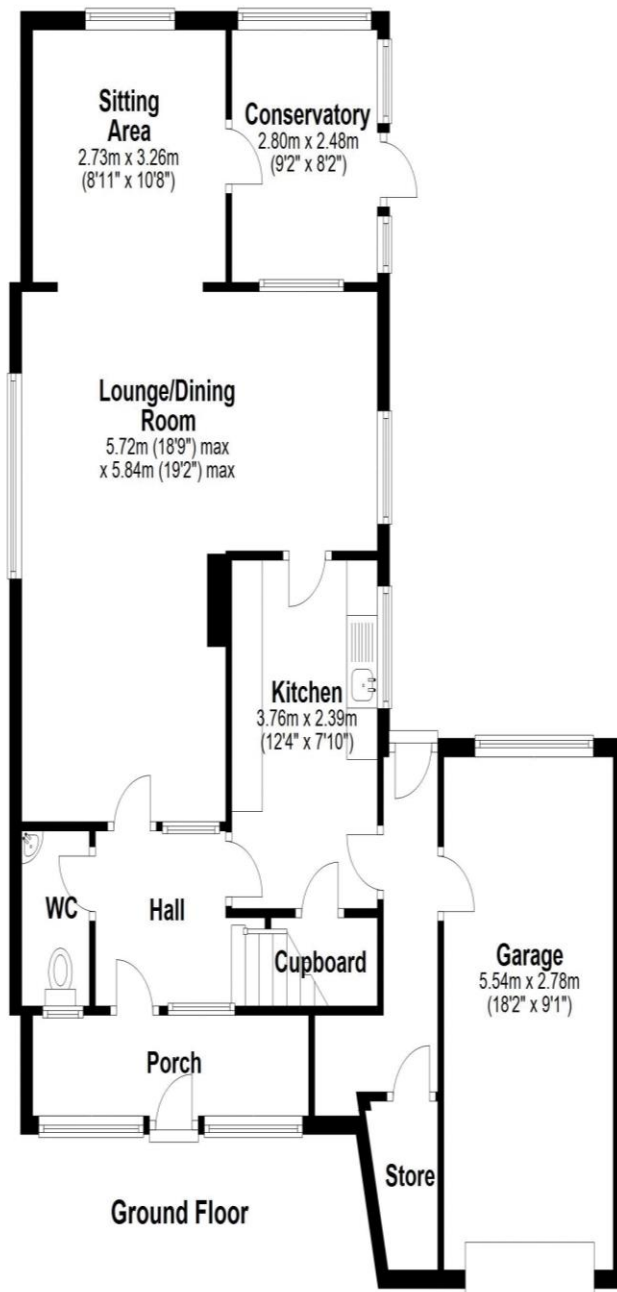
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