

## 50 Stone Drive Shifnal TF11 9HQ

A Superb Stylishly Appointed Four Bedroom Detached Home built to a well planned design with a family friendly layout of rooms arranged over two floors perfect for today's modern lifestyle. 50 Stone drive sits within a prime development of modern luxury homes, perfect for a family seeking a home in Shifnal. The location only minutes away from the town centre is ideal for access to all the excellent amenities as well as two highly regarded primary schools along with Idsall High School. Arriving at the property an entrance hall complete with a Downstairs Guest Cloakroom welcomes you into the smart interior where you will find an inviting Lounge decorated in a modern chic colour palette coupled with a living flame contemporary fire creating a cosy glow. A Dining Room connects offering a great social space to gather with friends and family overlooking the garden, furthermore it conveniently links to the sleek beautifully appointed Kitchen. Upstairs which is equally impressive a Principle En Suite Bedroom offers a peaceful retreat after a busy day and three further good sized bedrooms sit alongside a House Bathroom for all the family to use. The well screened rear garden is perfect for al fresco dining and driveway parking for three cars alongside the property along with a garage provides ample parking.

**ACCESS** The property is set back from the road with a border laid to slate, paving to the front door and a tarmac driveway alongside the property giving access to the garage and rear garden.

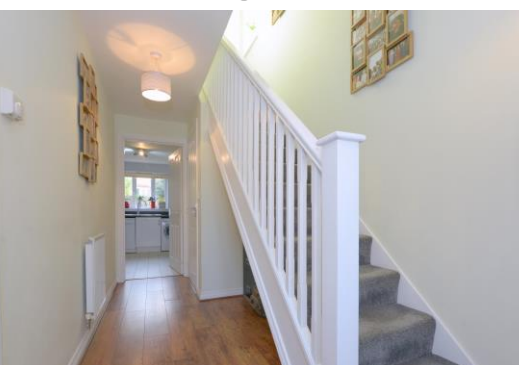
## Overview

- A Deceptively Spacious Modern Detached Family Home arranged over 1,200 sq ft of floor space
- Four Bedrooms, one with En Suite and three further bedrooms served by a House Bathroom
- Two Reception Rooms
- Downstairs Guest Cloakroom and a Sleek Luxury Fitted Kitchen
- Fully Double Glazed and Gas Central Heating
- Lawned and well screened rear garden, driveway parking along with a garage

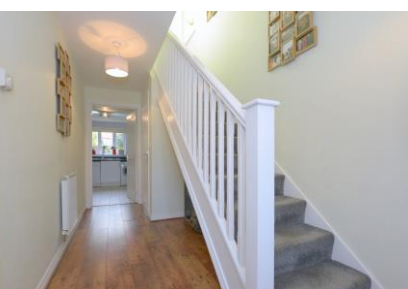
**ACCOMMODATION** A tiled overhang porch with lighting alongside and a composite entrance door opens to **ENTRANCE HALL** Accommodating a staircase to the upper floor and a useful open understairs storage area, radiator, ceiling lighting, attractively laid with luxury Katell wood effect vinyl flooring flowing into the lounge through to the dining room. A door also opens to the **DOWNSTAIRS GUEST CLOAKROOM** Laid with ceramic tiled flooring and having an extractor fan, ceiling light, radiator, corner hand wash basin and a W.C. **LOUNGE** Overlooking the frontal aspect and there's plenty of room for comfy sofas to enjoy movie nights with the family in front of the delightful living flame fire set within a contemporary fireplace. Two radiators give extra warmth, a ceiling light provides evening illumination and the room connects to the **DINING ROOM** Offering a great space for a large table and chairs to enjoy gatherings with family and friends having French doors opening to the rear garden, a ceiling light point sits over the dining area, there's a radiator and convenient access into the **KITCHEN** Sleek and contemporary fitted with a range of high gloss eye level and base cupboards topped with ample contrasting work surfaces, tiled flooring, radiator, spotlighting, a ceramic sink and drainer with mixer tap, four ring gas hob with stainless steel splashback, an extractor incorporating lighting. In addition the Combi central heating boiler is housed within a cupboard and integrated appliances include a dishwasher and there's also space for a fridge/freezer as well as space and plumbing for a washing machine.

A carpeted staircase rises to **FIRST FLOOR LANDING** Having a cupboard housing the hot water cylinder, loft access hatch, ceiling light, radiator, a stairhead window and doors to **PRINCIPLE BEDROOM** A generous sized room overlooking the frontal aspect with flooring laid to cosy carpet and having ample space for a King sized bed. There's also a t.v. ariel point, radiator, ceiling light, the benefit of built in wardrobes and access to **EN SUITE SHOWER ROOM** Beautifully appointed with a ceramic tiled floor and attractively tiled walls, downlighting and a three piece suite comprising of a shower enclosure having a fixed rainhead shower over with hand held attachment, pedestal hand wash basin and a W.C. **BEDROOM TWO** Having ample space for a double bed, glazing over the rear aspect, carpet, radiator, ceiling light and a built in mirrored wardrobe. **BEDROOM THREE** Overlooking the rear aspect and having carpet, radiator, ceiling light and ample space for a double bed. **BEDROOM FOUR** A further good sized room overlooking the frontal aspect and having carpet, radiator, ceiling light and a built in shelved cupboard. **HOUSE BATHROOM** Having a side aspect privacy window, flooring laid to ceramic tiling, radiator, full height tiling alongside the panelled bath with a fixed head rain shower over along with a hand held attachment. There's also a bath mixer tap fitted with a further hand held attachment.

**REAR GARDEN** A private retreat for summer dining and neatly laid out bordered with slate fronting perimeter fence panelling giving privacy. Stepping from the paved patio housing a cold water tap, a well kept lawn provides a great space for younger family members to play. Furthermore, a timber garden shed is tucked away to the rear of the garage providing an excellent storage facility. **GARAGE** Of brick construction with a tiled roof giving storage within the apex, up and over door, power and light. **SHROPSHIRE COUNCIL TAX BAND: D EPC RATING: C DIRECTIONS: SAT NAV POST CODE: TF11 9HQ** From the centre of Shifnal take the Wolverhampton Road (A464) and follow the road along taking a turning into Lloyd Grove which becomes Stone Drive within the Thomas Beddoes development. The property sits on the right hand side as indicated by our For Sale Board.











## 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**

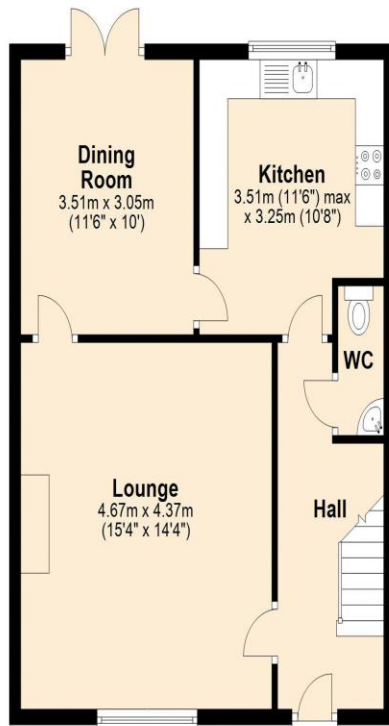
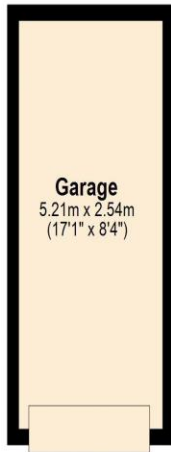
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

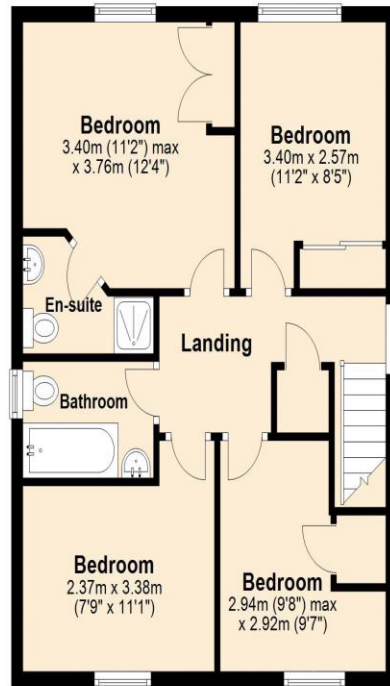
## Ground Floor

Approx. 65.9 sq. metres (709.5 sq. feet)



## First Floor

Approx. 53.0 sq. metres (570.4 sq. feet)



Total area: approx. 118.9 sq. metres (1279.9 sq. feet)

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