

## 15 Cornwallis Drive Shifnal TF11 8UB

An Impressively Appointed Three Bedroom Family Home in a quiet Shifnal neighbourhood within the popular Admirals Farm development on the rural fringe of this delightful Shropshire town with its rich history, renowned schools and a choice of shops, restaurants, pubs and cafes as well as medical and dental practices. 15 Cornwallis Drive offers comfort, space and a layout of stylish rooms arranged over two floors. A welcoming Entrance Hall takes you into a convenient Downstairs Guest Cloakroom as well as the cosy inviting Lounge with a fireplace adding an attractive focal point and double doors open through to the Dining Room linking to a Conservatory creating a perfect space for gathering with friends and family. The exquisite Kitchen is truly uplifting, adorned with an array of cupboards housing essential integrated appliances and plenty of work top space to create culinary delights. The stylish finishes extend across the upper floor with the Principal Bedroom having the benefit of a striking En Suite, two further generous sized bedrooms and the House Bathroom most certainly has a Wow factor. The rear garden patio is perfect for al fresco dining overlooking a well kept lawn and the perimeter fencing gives privacy. Shifnal is also well connected having a rail station with trains running to Shrewsbury, Birmingham and onwards to London Euston. The M54 is also easily accessible via Junctions 3 and 4.

**ACCESS** The property sits behind a shaped lawn bordering a paved driveway to the garage having PIR lighting above and there's gated access to the rear garden. An EV charging point is also located on the exterior wall of the property.

## Overview

- An Impressively Appointed Three Bedroom Family Home well positioned in a select Shifnal Cul de Sac
- Within Easy Reach of Amenities and Local Schools
- Downstairs Guest Cloakroom
- Two Reception Rooms
- Fabulous well equipped Contemporary Kitchen
- Principle En Suite Bedroom, Two Further Doubles and a most beautifully appointed House Bathroom

**ACCOMMODATION** A tiled overhang porch having lighting alongside and an entrance door to **ENTRANCE HALL** Accommodating a staircase to the upper floor and having flooring laid to carpet, radiator and ceiling light point. **DOWNSTAIRS GUEST CLOAKROOM** Having a side aspect privacy window and attractively appointed with floor and wall tiling, a chrome heated towel rail and a modern suite comprising of a vanity unit inset with hand wash basin and an enclosed W.C. **LOUNGE** Having glazing overlooking the frontal aspect, radiator, carpet, ceiling light, two wall lights, a fireplace housing a coal effect gas fire giving a cosy glow and double doors opening through to **DINING ROOM** Laid to carpet and having ceiling light point, radiator, a sliding door connects to the conservatory and a door opens to the kitchen. **CONSERVATORY** Of brick and UPVC construction with a bronze roof giving more insulation and letting natural light beam into the dining room. Rhino flooring covers the floor and roof lighting is wireless controlled. **KITCHEN** Of generous proportions and fitted with a range of high quality cupboards having lighting beneath and contrasting work surfaces, pan drawers, a utility cupboard for storing away household essentials and a cupboard housing the Worcs Combi gas central heating boiler. Integrated appliances comprise of a dishwasher, an induction hob with a stainless steel splashback, an extractor hood with lighting above and an electric oven with grill along with an American style fridge/freezer and there's a composite sink and drainer along with space and plumbing for a washing machine. Mosaic effect wall tiling adorns the walls and the floor is laid with attractive ceramic slate effect tiling. Beneath the cooker a drawer offers a plate warming facility and a plinth heater gives warm. The kitchen overlooks the rear garden and a privacy glazed door gives access.

A carpeted staircase with handrail rises to **FIRST FLOOR SPLIT LANDING** Having a door to storage cupboard, thermostatic wall mounted controller, a Fire Angel Alarm, ceiling light point, access hatch to a boarded loft with ladder and lighting. **PRINCIPLE BEDROOM** Overlooking the frontal aspect and having carpet, ceiling light point, two movable bedside reading lights and built in wardrobes with a central mirror and a door to **EN SUITE** Having privacy glazing over the frontal aspect and beautifully appointed with tiled flooring, fully tiled walls, a chrome heated towel rail, extractor fan, shower enclosure featuring a panelled showerproof surround, fixed rainhead shower with hand held attachment, vanity unit inset with a good sized hand wash basin and an enclosed flush W.C. **BEDROOM TWO** Currently in use as a Snug and having an aspect over the rear garden, carpet, ceiling light point, radiator and built in mirrored wardrobes. **BEDROOM THREE** Having a rear aspect, carpet, ceiling light point and a radiator. **HOUSE BATHROOM** A fabulous sleek and elegant fully tiled contemporary bathroom appointed with a panelled bath with mixer tap and a hand held attachment, an enclosed flush W.C. within a vanity unit having a ceramic sink with cupboard beneath. In addition there's an extractor fan, a chrome heated towel rail and a side aspect privacy window.

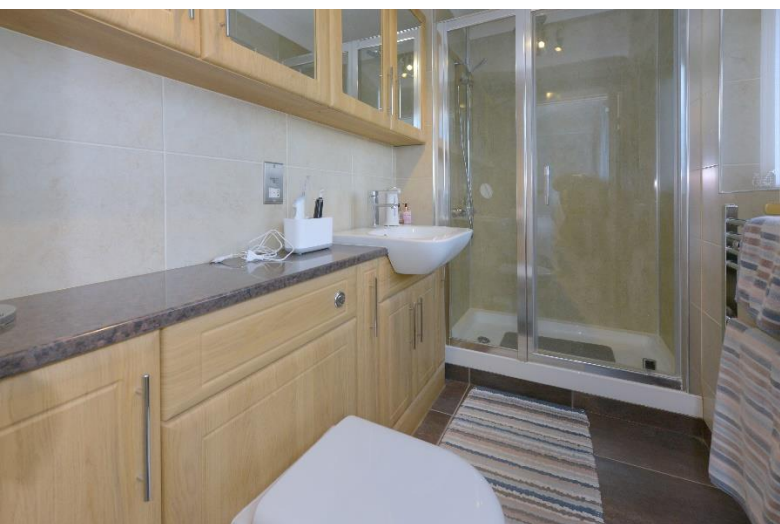
**REAR GARDEN** Well maintained and laid out with a fence panelled perimeter giving privacy, paved patio and side gated access along with low walling bordering a manicured lawn offering space for dining and relaxing during the warmer seasons. A cold water tap is housed within the garden as well as a garden shed constructed of plastic, so no maintenance and offers a great storage facility. **GARAGE** Of brick construction with a tiled roof giving storage within the apex and having an automatic roller shutter door, power and lighting. **SHROPSHIRE COUNCIL TAX BAND: D EPC RATING: C DIRECTIONS:** what 3 words [///location=before.blackbird.myths](#) **SAT NAV POST CODE: TF11 8UB**











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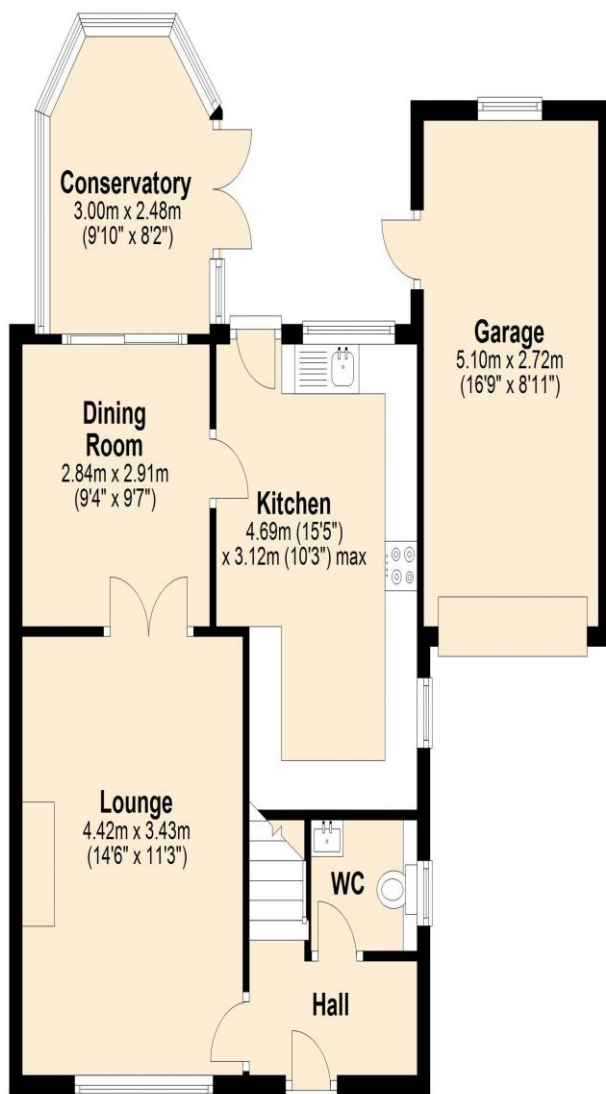
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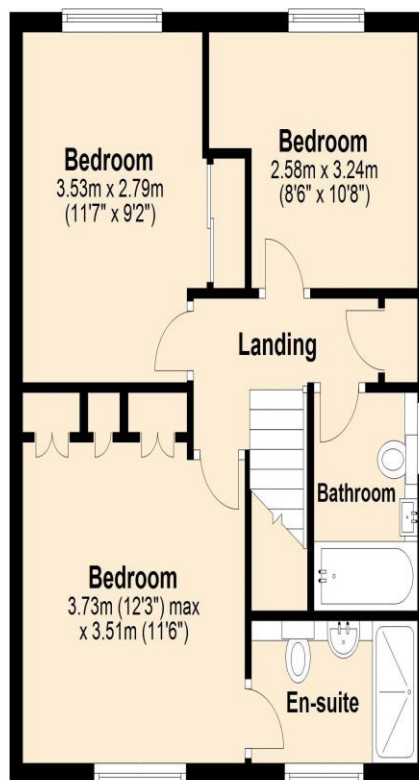
## Ground Floor

Approx. 66.5 sq. metres (716.1 sq. feet)



## First Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



Total area: approx. 111.9 sq. metres (1204.2 sq. feet)

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