

## 2 Dingle Drive Shifnal TF11 9DW

A Charming Three Bedroom Mid Terrace Property within Beccbury, a peaceful Shropshire village with a primary school, parish church, its own pub and the benefit of a community shop. Further amenities and schooling are only a short driving distance within Albrighton village enjoying high street shops, restaurants, a medical practice and a station with trains running to Shrewsbury, Birmingham and beyond to London Euston. Motorway connections are also within easy reach at Junction 3 in Tong. 2 Dingle Drive exudes style and comfort with its beautifully appointed interior arranged over three floors and after stepping into the entrance hall you are welcomed into a relaxing Lounge area adorned with a log burning stove reflecting the charm of this lovely home. The open plan practical design of the ground floor also accommodates a dining area coupled with a fabulous well equipped kitchen, ample utility cupboards and a convenient downstairs cloakroom. The upper floors are equally delightful with the first floor boasting two double bedrooms along with a gorgeous modern bathroom and the second floor main bedroom is simply a Wow factor with its vaulted ceiling and there's plenty of clothes hanging space within the eaves. The elevated and terraced rear garden is secluded offering space to sit and enjoy the evening sun.

**ACCESS** The property sits behind a fenced and gravelled front garden designed for ease of maintenance with a decorative paved central feature and a wicket gate giving access to a paved pathway.

## Overview

- Three Bedroom, Three Storey Mid Terrace Property in a rural location
- Open plan ground floor layout of living/dining and a wonderful contemporary kitchen area
- Ground floor guest cloakroom
- On the first floor Two double sized bedrooms sit alongside a beautifully appointed house bathroom
- The second floor eye catching Principle bedroom features a vaulted ceiling
- The property is double glazed throughout and central heating is provided by LPG

**ACCOMMODATION** A composite entrance door opens to **ENTRANCE HALL** Having an inset welcome mat, a radiator, a staircase to the upper floors and engineered oak flooring which also flows through into the main area of the ground floor. **LOUNGE AREA** Overlooking the frontal aspect and having two wall lights, a ceiling light, radiator and a fireplace housing a log burning stove creating a wonderful focal point as well as giving a cosy glow. The **DINING AREA** offers ample space for a good sized table and chairs as well as further seating and it houses a radiator. Also it's handy for the kitchen area along with the utility and rear garden access via a stable door. **KITCHEN** A comprehensive range of sleek contemporary cupboards adorn the walls complemented by contrasting work surfaces and metro wall tiling. An induction hob and an oven with grill have recently been replaced, a stainless steel chimney extractor sits above and there's also a stainless steel sink and drainer. Spot lighting creates evening illumination both within the kitchen and **UTILITY AREA** Well equipped with a fabulous array of cupboards giving plenty of storage along with the Bosch central heating boiler, a washing machine and an integrated fridge/freezer being housed within the further cupboards. A radiator also sits within this area keeping everything cosy. Alongside the dining area and completing the ground floor a **DOWNSTAIRS CLOAKROOM** with access to a large understairs storage cupboard is well appointed with high quality vinyl flooring, down lighting, a unit housing hand wash basin with cupboard beneath, W.C. and a there's a wall mounted meter cupboard.

A carpeted staircase with handrail rises to the generous **FIRST FLOOR LANDING** Having a frontal aspect window, ceiling spotlights, radiator and secondary staircase to the upper floor. **BEDROOM ONE** A double sized room overlooking the rear aspect inset with a slatted blind, radiator, carpet and ceiling light point. **BEDROOM TWO** A further double sized bedroom overlooking the frontal aspect and having radiator, ceiling light point, carpet and a built in airing cupboard housing the hot water cylinder. **SECONDARY** spindled staircase the **MAIN BEDROOM** Very spacious with light beaming in through a skylight window, flooring laid to carpet, a panel electric heater giving warmth and a fabulous amount of under eaves storage space having clothes hanging rails within. **HOUSE BATHROOM** Having a rear aspect inset with slatted window blind, radiator,

**REAR GARDEN** Laid with paving and housing the LPG canisters within a trellised fenced area. The access along the terrace is shared with the neighbour and a wicket gate gives access. The garden is terraced and elevated offering a useful walled seating area. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: E**  
**DIRECTIONS: SAT NAV POST CODE: TF11 9DW** what3words Location [///headings.flying.panicking](https://www.what3words.com/location/heading-flying-panicking)











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If you are considering selling your home please contact us today for your no obligation free market appraisal.

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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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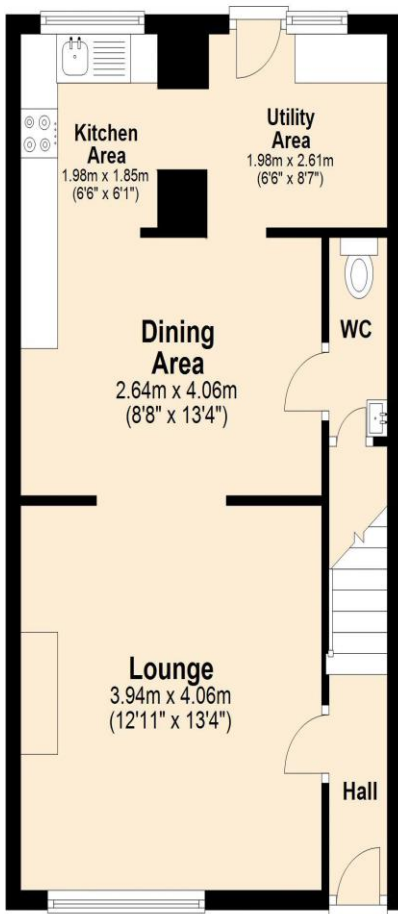


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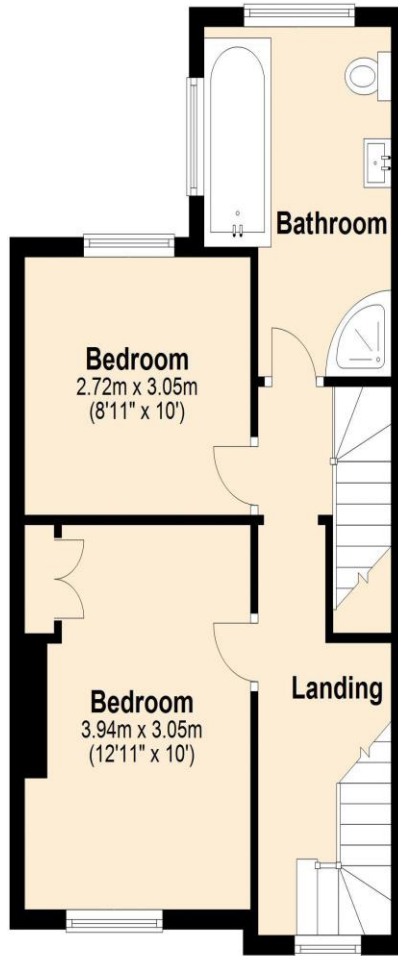
## Ground Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



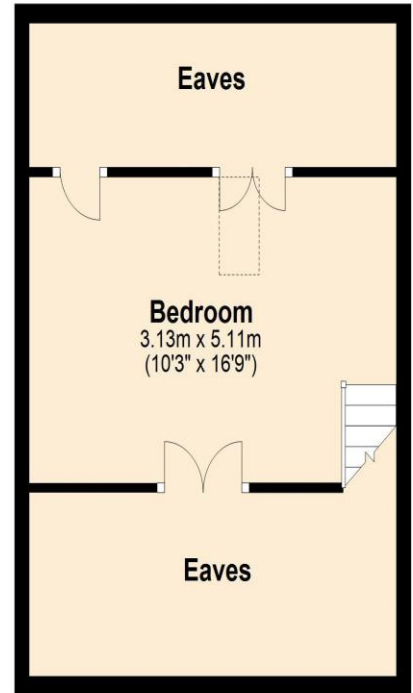
## First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



## Second Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



Total area: approx. 116.6 sq. metres (1255.4 sq. feet)

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