

18 Maple Close Shifnal TF11 8HA

Nestled within one of Shifnal's desirable neighbourhoods, this lovely Extended Three Bed Link Detached Family Home enjoys a peaceful cul de sac location with the benefit of driveway parking, a garage and a delightful rear garden. A welcoming porch leads you into a hallway alongside an inviting Lounge complete with an elegant fireplace perfect for cosy evenings and another reception room connects where there's ample space to gather for family dining, furthermore, there's a sleek and stylish modern Kitchen perfect for breakfast dining. Upstairs you will discover two double bedrooms, a good sized single along with an attractively appointed Family Bathroom. 18 Maple Close is also well located for access to great local schools, excellent amenities within this delightful Shropshire town as well as a rail station and the M54 commuter links are within convenient proximity.

ACCESS The property sits behind a tarmac driveway with gated side access to the rear garden and a decorative gravel border featuring a variety of shrubs.

Overview

- A Delightful Three Bedroom Extended Link Detached Family Home with a generous south facing rear garden, driveway parking and a garage
- End of Cul de Sac Position just minutes away from amenities and local schools
- Two Reception Rooms
- Extended Modern Dining Kitchen
- Well Appointed Family Bathroom alongside the three bedrooms
- Double Glazing and Combi Gas Central Heating

ACCOMMODATION A canopied entrance porch with wall lighting alongside gives access into the property having tiled flooring, a side aspect privacy window and a double glazed Entrance Door to the **ENTRANCE HALL** With carpet, stairs to first floor, radiator, ceiling light point and a door to **LOUNGE** A pleasant aspect through the attractive bay window overlooking the cul de sac and there's flooring laid with carpet, ceiling lighting, radiator and an eye catching feature fireplace inset with a coal effect gas fire creating a cosy glow. **DINING ROOM** With French doors opening on to the rear garden, radiator, carpet, pendant ceiling lighting which would be perfect over a family dining table and there's a door to the **L SHAPED, EXTENDED DINING KITCHEN** A light and bright contemporary kitchen having UPVC French doors as well as two windows overlooking the rear garden, down lighting, radiator and a door to an under stairs cupboard providing a great storage facility. Furthermore, the kitchen displays an array of contemporary wall mounted cupboards and base units, metro wall tiling, butchers block style work tops inset with a one and a half bowl ceramic sink and drainer, space and plumbing for washing machine and dryer as well as space for a floor standing fridge/freezer.

A carpeted staircase with handrail rises to the **FIRST FLOOR GALLERIED LANDING** - With a large side aspect stairhead window, access to loft with ladder, carpet, ceiling light point, and airing cupboard. **PRINCIPLE BEDROOM** Having glazing overlooking the frontal aspect, radiator, carpet, ceiling light point and a built in wardrobe. **BEDROOM TWO** Having glazing overlooking the rear garden aspect, carpet, radiator, ceiling light point. **BEDROOM THREE** Having glazing overlooking the frontal aspect carpet, radiator, ceiling light point. **FAMILY BATHROOM** Having privacy glazing overlooking the rear aspect, wood effect high quality vinyl flooring, radiator, ceiling light point and a suite comprising of a panelled bath with shower over, tiling to walls, pedestal hand wash hand basin, W.C.

REAR GARDEN An attractively paved patio extending along the rear of the property provides a lovely dining area overlooking the well maintained lawn and feature border inset with planting. **GARAGE** With up and over door, power and light. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: D DIRECTIONS** From Shifnal High Street (B4379), turning left into Wheatfield Drive (Alongside the new Co op). Continue, taking the second turning left into Beech Drive and first left into Maple Close where the property can be found on the right hand side at the end of the cul de sac.







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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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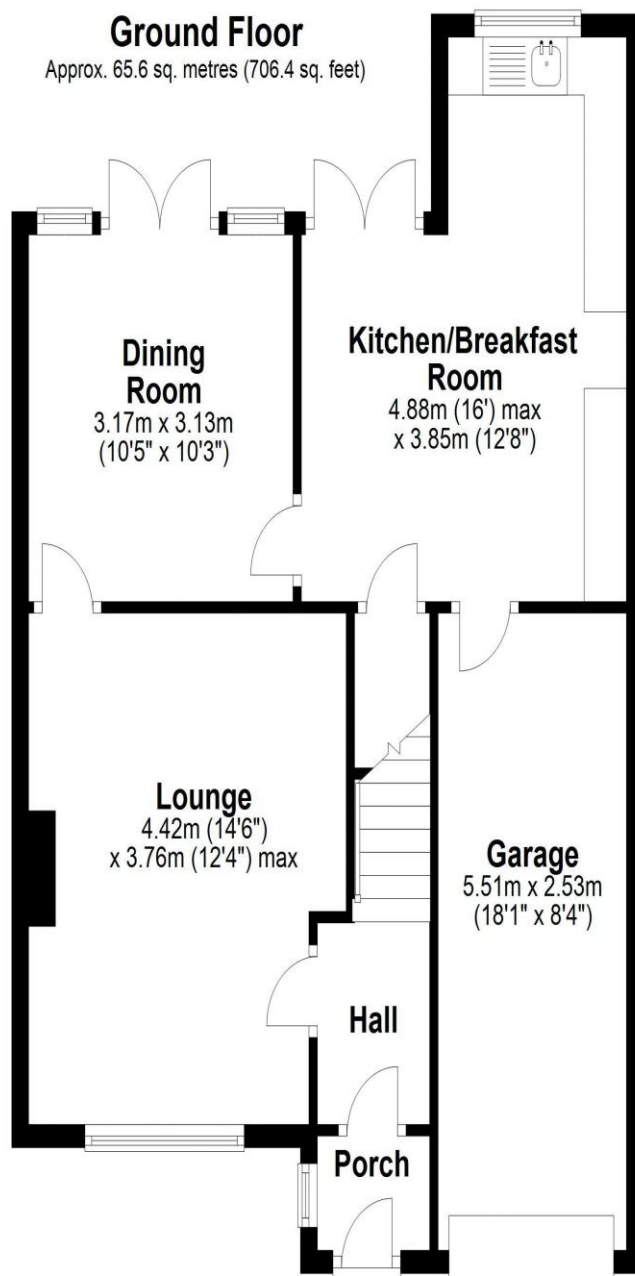
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4 Broadway, Shifnal, TF11 8AZ



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

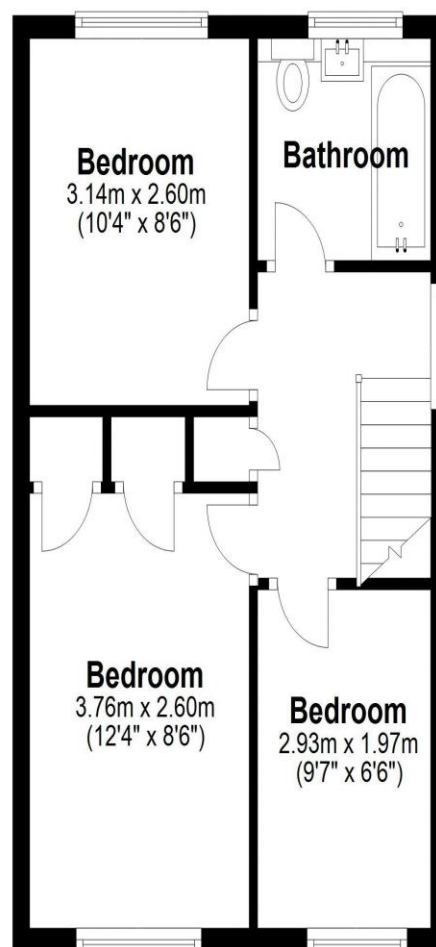
Ground Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 101.8 sq. metres (1096.2 sq. feet)

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