

27 Meadow Drive Shifnal TF11 8BY

A Beautifully Presented Two Bedroom Ground Floor Apartment set within well maintained grounds with the benefit of resident parking and the location on the established Admirals Farm development on the northern fringe of Shifnal, a popular historic Shropshire town, is ideal for commuting, with the M54 motorway networks being easily accessible at Junction 3 via the A41 and rail services running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston. 27 Meadow Drive has recently been tastefully upgraded and enhanced by the current owner creating a fabulous home in keeping with today's modern lifestyle. Stepping inside, an L shaped entrance hall runs along the apartment to the striking Lounge/Dining Room encompassed with triple aspect glazing flooding the room with natural light. The refurbished contemporary Kitchen is also superb with its eye catching cupboards, work surfaces and wall tiling. Furthermore, sleeping arrangements are well catered for with two good sized bedrooms along with an impressive Shower room and a separate W.C. completing the accommodation.

ACCESS Secure Key Pad Entry System to the communal entrance foyer and An independent door opens to the apartment.

Overview

- A Beautifully Presented Two Bedroom Ground Floor Apartment Set Within Well Maintained Grounds
- Shops, Dining Facilities and Local Schools Close by along with Easy Access to Road and Rail Networks
- Secure Key Pad Entry System to a Communal Entrance Foyer
- The Upgraded Apartment is Light, Bright and Wonderfully Spacious and all Internal Doors have been replaced
- Lounge/Dining Room
- Attractively appointed Refurbished Contemporary Kitchen
- Two Good Sized Bedrooms,

ACCOMMODATION A meter cupboard for the apartment is located within the main entrance foyer along with a rear aspect door. **An L SHAPED ENTRANCE HALL** On entering the apartment flooring is laid with carpet continuing with quality wood effect vinyl flooring. There's a radiator, two ceiling light points, and discreetly hidden away, a door opens to a built in laundry cupboard giving space and plumbing for a washing machine and tumble dryer. Three further built in shelved cupboards offer perfect storage facilities. **LOUNGE/DINING ROOM** Of generous proportions, beautifully presented and decorated in a chic and stylish decor. Triple glazing encompasses the room, flooring is laid with carpet in the living area and wood effect quality vinyl in the dining area. Two ceiling light points provide evening illumination and the room is flooded with natural light during the day. **KITCHEN** Overlooking the rear aspect, contemporary and well equipped featuring an array of cupboards and contrasting work surfaces incorporating a stainless steel sink with mixer tap, an electric fan oven with a four ring gas hob, splashback and a chimney extractor having lighting along with a wall mounted Vaillant Combi gas central heating boiler. Metro wall tiling and tiled flooring adds a sumptuous finish and there's the added benefit of a heated towel rail, a serving hatch opens to the lounge/dining room, two sets of ceiling spotlights give ample evening illumination and there's space and plumbing for a fridge/freezer.

MAIN BEDROOM Having glazing over the frontal aspect, flooring laid with carpet, radiator, ceiling light point and featuring a range of quality fitted bedroom furniture comprising of built in wardrobes, drawers and a dressing table unit. **BEDROOM TWO** Having glazing over the frontal aspect, flooring laid with carpet, radiator and a ceiling light point. **SHOWER ROOM** Well appointed with ceramic tiled flooring, a radiator, ceiling light, vanity unit inset with hand wash basin and cupboard beneath, tiled splashback and shower enclosure with shower panelled walling, and a fixed rainhead shower having a hand held attachment. **SEPARATE W.C.** With a close couple W.C., ceramic tiled flooring, ceiling light and a high level privacy window. **COMMUNAL PARKING TO THE REAR OF THE BUILDING** and a clothes drying area along with the apartment's own brick







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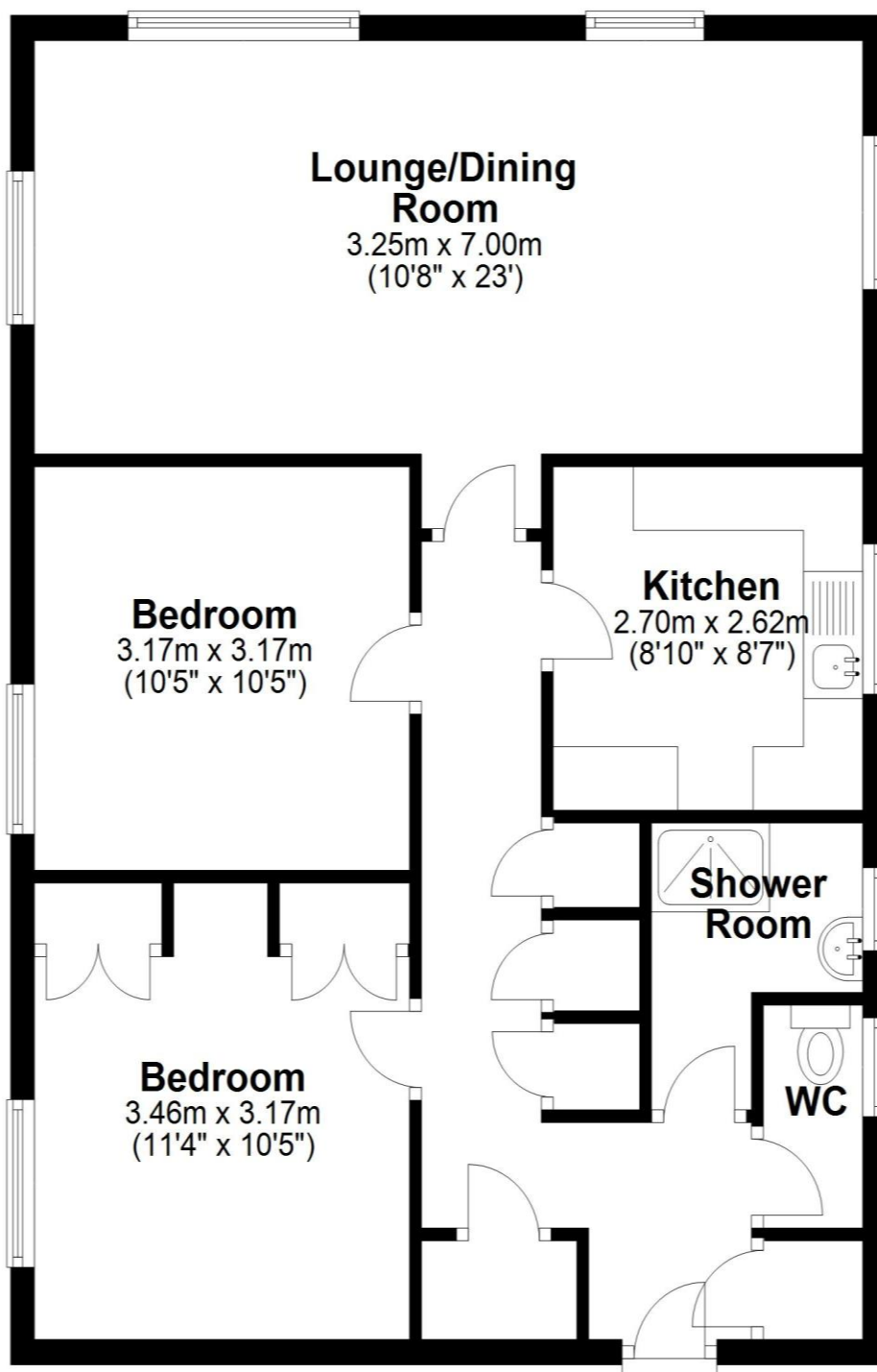
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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. 71.4 sq. metres (768.8 sq. feet)



Total area: approx. 71.4 sq. metres (768.8 sq. feet)

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