

Midways, 13 Cottage Drive Shifnal TF11 9HB

"Midways" a Substantial Four Bedroom Detached Residence nestled within a highly desirable cul de sac on the rural southern fringe of Shifnal, a Shropshire town with a rich history and strong community spirit, hosting an annual summer fair, carnival and a Christmas market. The town is also well connected having the M54 within close proximity and rail services running to Shrewsbury, Birmingham and beyond to London Euston. Shifnal also boasts two highly regarded primary schools, St. Andrews Primary close by, further schooling only a short distance away, and you will find a welcoming selection of restaurants, bars, cafes, shops as well as dental and medical practices. The property is delightful and well maintained offering comfortable and spacious accommodation ticking all the boxes for a growing family. Stepping through the front door an entrance hall accommodating a cloakroom and study also leads into an inviting lounge featuring a deep bay window, a decorative fireplace adding an attractive focal point and a dining room giving space for a large table to enjoy sociable gatherings. There's also handy access to the kitchen along with a smart utility room and a Conservatory perfect for enjoying a morning coffee overlooking the rear garden aspect. Spanning the upper floor you will discover a Principle En Suite Bedroom impressively fitted with stylish Sharps bespoke furniture offering plenty of storage and three further bedrooms are served by a beautifully appointed Family Bathroom. The rear garden is laid out with paved seating and dining areas to enjoy family barbeques and summer dining overlooking well stocked perennial flower beds and borders.

ACCESS

Arriving at the impressively paved cul de sac of similar properties where "Midways" sits behind a picturesque front garden and a tarmac driveway fronting the integral garage with lighting and a seating area alongside. A side gate also gives access to the rear garden.

Overview

- A Most Attractive Four Bedroom

Detached Residence within an established

highly sought after Shifnal address

- Convenient for local schools, amenities and a rail station within the town along with easy access to the M54

- Three Reception Rooms

- Conservatory

- Beautifully appointed Kitchen with a rear garden view and a separate Utility Room

- Stylish En Suite Principle Bedroom

fitted with an array of bespoke Sharps bedroom furniture

- Three further good sized bedrooms

served by a beautifully appointed Family Bathroom

- Well maintained gardens, integral garage

and driveway parking

- Full Double Glazing and Gas Central Heating

ACCOMMODATION

A tiled overhang porch and a part glazed door opens to the

ENTRANCE HALL

Accommodating a staircase to the first floor, covered radiator, tiled flooring, ceiling lighting, understairs storage cupboard and doors to the lounge, kitchen, home office and

DOWNSTAIRS GUEST CLOAKROOM - Having tiled flooring continuing from the hall, ceiling lighting, pedestal hand wash basin, W.C, and useful shelving. There's also plenty of space to hang outdoor clothing.

STUDY/HOME OFFICE

A carpeted room overlooking the frontal aspect and having radiator, ceiling lighting.

LOUNGE

Featuring a deep bay window overlooking the frontal aspect and a fabulous elegant fireplace, flooring is laid to cosy carpet, two ceiling lights provide evening illumination and two radiators give warmth. Double doors with glazed panels open into the

DINING ROOM creating a perfect extensive space for entertaining. Flooring is laid to ceramic tiling, ceiling lighting sits over the dining area, a radiator gives warmth, a door opens to the kitchen and a sliding door connects to the **CONSERVATORY**

Of brick and UPVC construction with a recently fitted new roof having an opening window, power, ceramic tiled flooring, two ceiling lights and a door to the rear garden.

KITCHEN

Attractively appointed with flooring laid to high quality vinyl and tiled walls, well lit with two sets of ceiling spotlights, a lighting point over the dining area along with one over the one and a half bowl stainless steel sink and drainer.

An array of eye catching wall and base cupboards incorporate a larger unit, dishwasher along with a larger fridge, and the ample contrasting work surfaces are inset with an induction hob having an extractor over with lighting. A double oven with a grill completes the appliances but there's ample room to house a freezer and further white goods within the garage. A door also gives access to **UTILITY ROOM**

Having access into the garage, a door to the rear garden and well appointed complementing the kitchen with wall tiling, a counter top having space and plumbing beneath for a washing machine and dryer, wall mounted cupboards and Baxi gas central heating boiler, extractor fan and a radiator.

A carpeted spindled staircase rises to the **FIRST FLOOR LANDING**

With ceiling light, access via the loft ladder to a part boarded roof space, and a shelved airing cupboard housing the hot water cylinder.

PRINCIPLE BEDROOM

Enjoying an elevated countryside view, flooring laid to cosy carpet, ceiling lighting, radiator, an array of bespoke Sharps fitted wardrobes and a substantial drawer unit incorporating a useful laundry basket. The bedroom also features an open archway through to an area with lighting and a further fitted bespoke Sharps wardrobe giving even more clothes hanging space and a door opens to the

EN SUITE SHOWER ROOM

Having a privacy window, attractive ceramic tiled walls and flooring, radiator, heated towel rail, down lighting, extractor fan and a suite comprising of a large shower enclosure with a recently replaced thermostatic shower over, a bidet, pedestal hand wash basin and W.C.

BEDROOM TWO

Overlooking the rear aspect and having flooring laid to carpet, ceiling lighting, radiator and a built in double wardrobe.

BEDROOM THREE

Overlooking the rear aspect and having flooring laid to carpet, ceiling lighting, radiator, built in wardrobe and drawer unit.

BEDROOM FOUR

Overlooking the rear aspect and having flooring laid to carpet, radiator, ceiling lighting.

FAMILY BATHROOM

Attractively adorned wall and floor tiling catches the eye and Velux roof lights maximise natural light. In addition there's downlighting, a radiator, heated towel rail with an independent control and a white suite comprises of a panelled bath with shower screen, pedestal hand wash basin and a W.C.

REAR GARDEN

Fence panelled to the perimeter and predominantly laid to paved pathways and seating areas for summer dining overlooking established flower beds and borders stocked with an array of perennials giving colour and interest through the seasons. A cold water tap is housed within the garden along with a timber shed giving storage and a greenhouse for the keen gardener.

GARAGE: An elevating remote control door gives frontal access and the rear door leads into the utility room. There's ceiling lighting, power and a cold water tap with a hosepipe attachment.

DIRECTIONS: SAT NAV POST CODE: TF11 9HB





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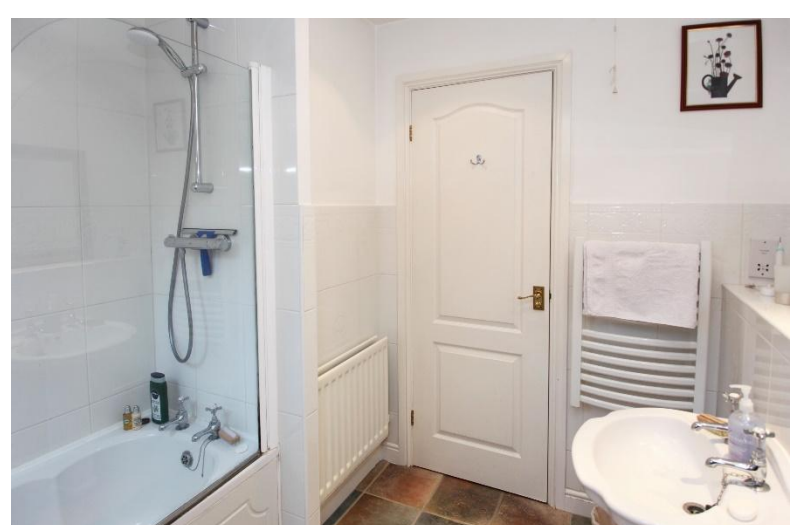
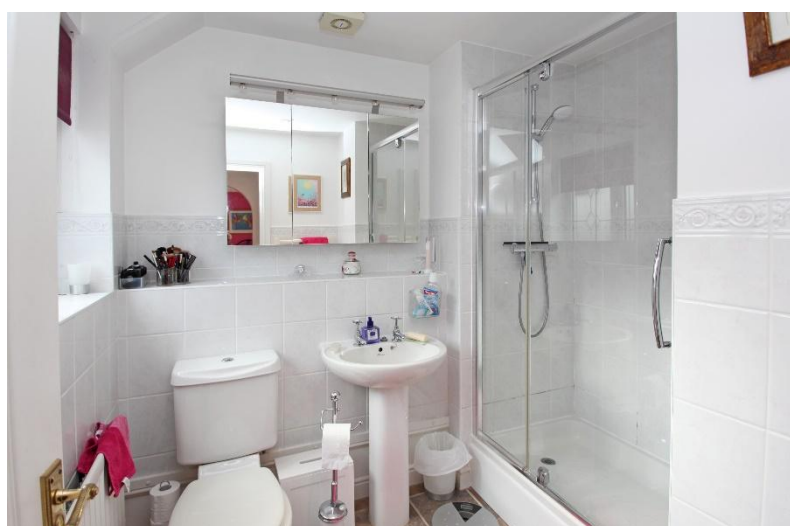
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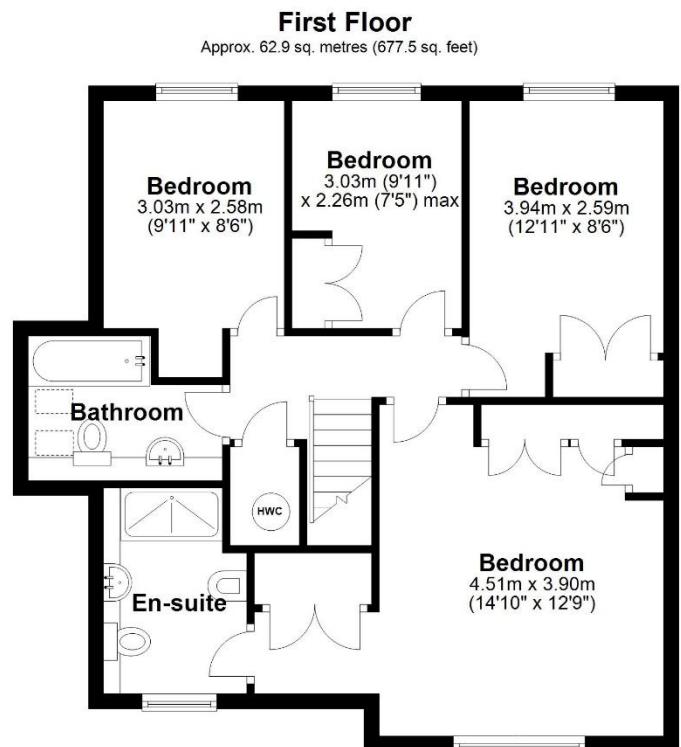
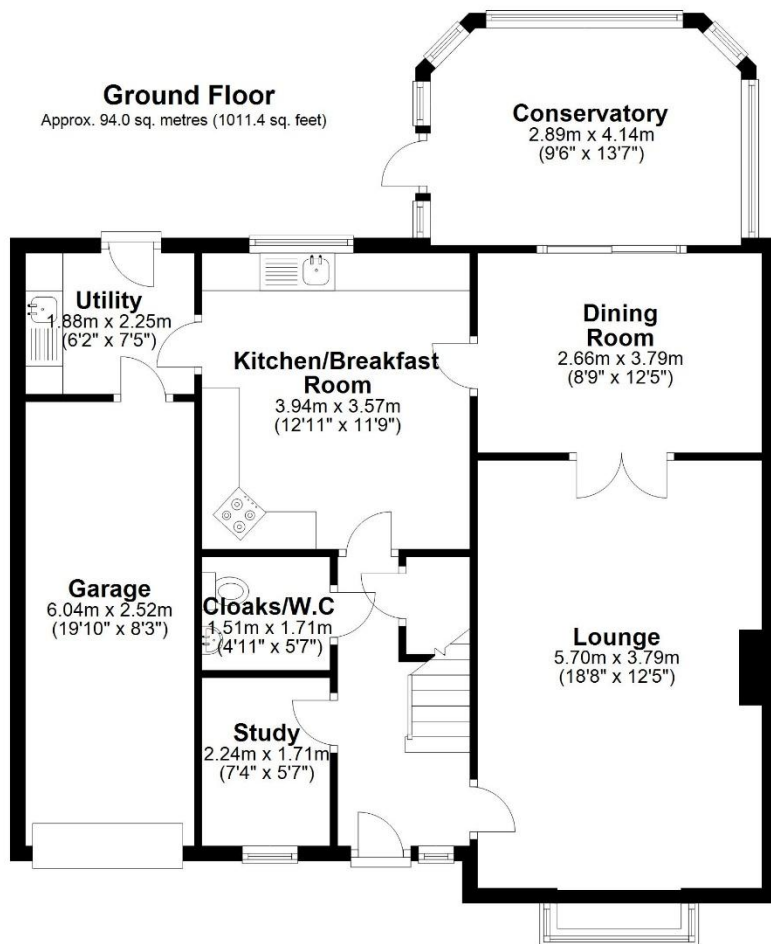
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Total area: approx. 156.9 sq. metres (1688.9 sq. feet)



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