

Stone Drive Shifnal TF11 9AY

This Attractive Four Bedroom Detached Home of pleasing dimensions has much kerb appeal and the locality within the prestigious Thomas Beddoes development on the rural fringe of Shifnal is very sought after offering a perfect blend of town and country. The area is well served with excellent local schools and the town offers a wide choice of first class shops, restaurants and bars along with a medical practice and during the summer Shifnal hosts a traditional summer fair and carnival along with a market during the Christmas season. 179 Stone Drive offers modern family living with rooms arranged over two floors filled with natural light and stepping inside you are welcomed into a wide Entrance Hall complete with a Guest Cloakroom. An inviting Lounge displays a modern fireplace and there's ample space to relax with the family on comfy sofas for movie nights. The hallway also takes you into a superb contemporary Dining Kitchen where doors open to the rear garden and there's a convenient Utility Room which completes the ground floor. Upstairs on the first floor a Principle En Suite Bedroom leads off a galleried landing along with a Family Bathroom serving the further three bedrooms. A driveway extends to the detached garage giving ample off road parking.

ACCESS The property sits behind an attractively planted border featuring an array of lavender, roses and hydrangea creating a profusion of colour during the summer. A tarmac driveway sits to the side of the house extending along to the single **Detached Garage** and there's gated access to the rear garden.

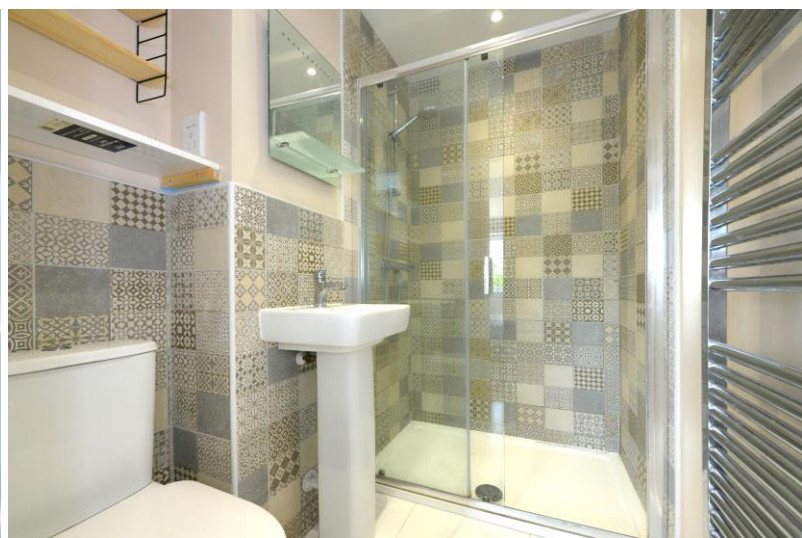
Overview

- A Striking Four Bedroom Detached Home Located Within a Prestigious Development on the Rural Outskirts of Shifnal
- A Great Choice of Amenities and Local Schools nearby
- Spacious Layout of Light and Bright Rooms arranged over Two Floors
- Lounge, Stylishly appointed Dining Kitchen and a Good Sized Utility Room
- Principle En Suite Bedroom and Three Further generous bedrooms
- Beautifully Appointed Family Bathroom

ACCOMMODATION A tiled overhang porch with a part glazed composite door opens to **ENTRANCE HALL** Spacious and accommodating a staircase to the first floor, inset welcome matting extending to carpet, two ceiling light points, a covered radiator, meter cupboard, useful built in cloaks hanging cupboard a part glazed door to the dining kitchen and a door to the Lounge and **DOWNSTAIRS GUEST CLOAKROOM** Having down lighting, an extractor fan, radiator and a suite comprising of pedestal hand wash basin and **W.C LOUNGE** With glazing over the frontal aspect, a modern fireplace, flooring laid with carpet and having a ceiling light point. **DINING KITCHEN** With eye catching tiled flooring giving a sumptuous finish, an array of attractive cupboards and soft close drawers topped with butchers block style work surfaces incorporating a sink and drainer, four ring gas hob with extractor over and a stainless steel splashback. A wall mounted cupboard also houses the Combi gas central heating boiler and integrated appliances include a double electric oven and dishwasher. The kitchen is well lit with down lighting along with a ceiling light point sitting over the dining area and there's also ample space for a freestanding fridge/freezer. French doors open to the rear garden and a door leads into the **UTILITY ROOM** The fabulous flooring continues into this good sized room which offers even more cupboard space along with a butchers block style counter top having space and plumbing beneath for a washing machine. Down lighting provides evening illumination and a radiator gives warmth.

A carpeted, balustraded staircase rises from the entrance hall to **FIRST FLOOR SPACIOUS GALLERIED LANDING** Having a covered radiator, two ceiling light points, a loft hatch with ladder giving access and doors to **PRINCIPLE BEDROOM** Having glazing over the frontal aspect, radiator, ceiling light point and a carpet. **EN SUITE SHOWER ROOM** Featuring attractively tiled walls and flooring, a heated chrome towel rail, shower enclosure with a thermostatic shower over, pedestal hand wash basin and **W.C. BEDROOM TWO** Having glazing overlooking the rear aspect, carpet, radiator and a ceiling light point. **BEDROOM THREE** Also having glazing over the rear aspect, carpet, radiator and a ceiling light point. **BEDROOM FOUR** Overlooking the frontal aspect and having carpet, radiator and a ceiling light point. **FAMILY BATHROOM** With tiled flooring down lighting, a chrome heated towel rail, extractor fan and a suite comprising of a panelled bath with a thermostatic shower over and screen, pedestal hand wash basin and **W.C. REAR GARDEN** A great sociable space, well designed for family and friends to enjoy dining al fresco on the balustraded decking, and the ceramic barbeque along with the timber garden bar complete this perfect entertaining area. A cold water tap sits to the rear of the property and a good sized lawn bordered with perennials complete the setting. **SHROPSHIRE COUNCIL TAX BAND: D EPC RATING: B DIRECTIONS: WHAT 3 WORDS APP: focus.value.squaring SAT NAV: POST CODE TF11 9AY**







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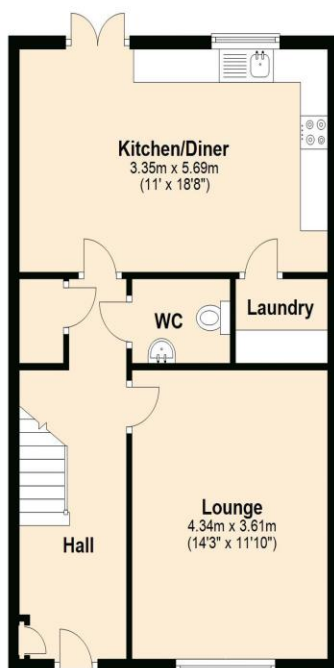
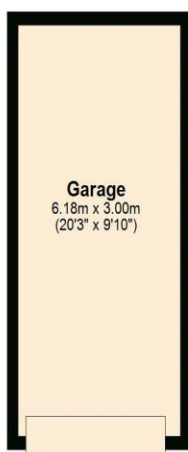


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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



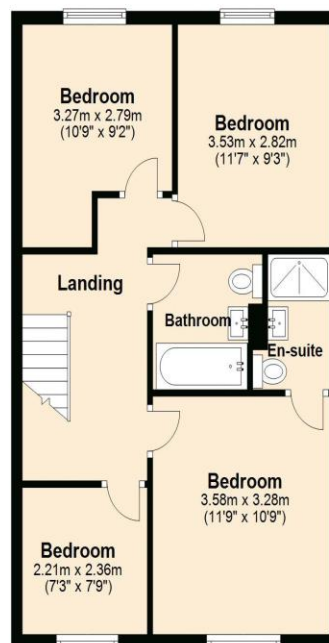
Ground Floor

Approx. 70.6 sq. metres (760.5 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



Total area: approx. 123.2 sq. metres (1326.5 sq. feet)

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