

98 Beech Drive Shifnal TF11 8HZ

A Well Appointed Three Bedroom Semi Detached House of pleasing dimensions in a desirable established neighbourhood of Shifnal, a great location for families, with parkland nearby and the Shropshire countryside on the doorstep. This delightful historic town served with highly regarded local schools and an excellent choice of shops, restaurants, bars and cafes along with a medical practice also enjoys a strong community spirit hosting a traditional summer fair, carnival and a Christmas market. 98 Beech Drive welcomes you into an Entrance Hall with access into a light and bright cosy Lounge adorned with a modern fireplace creating a focal point and adding the perfect finishing touch. A beautifully styled Dining Kitchen connects with striking contemporary cupboards housing essential appliances. Furthermore an extra room just off the kitchen has been created from the original garage space providing a sitting area and utility. Upstairs two double bedrooms and a single are served by a well appointed Family Bathroom. A further highlight is the rear garden enjoying a south facing sunny aspect.

ACCESS The house sits back from the road behind a paved driveway and a decorative gravelled frontage. A built in cupboard along side the property houses an EV Charging Point.

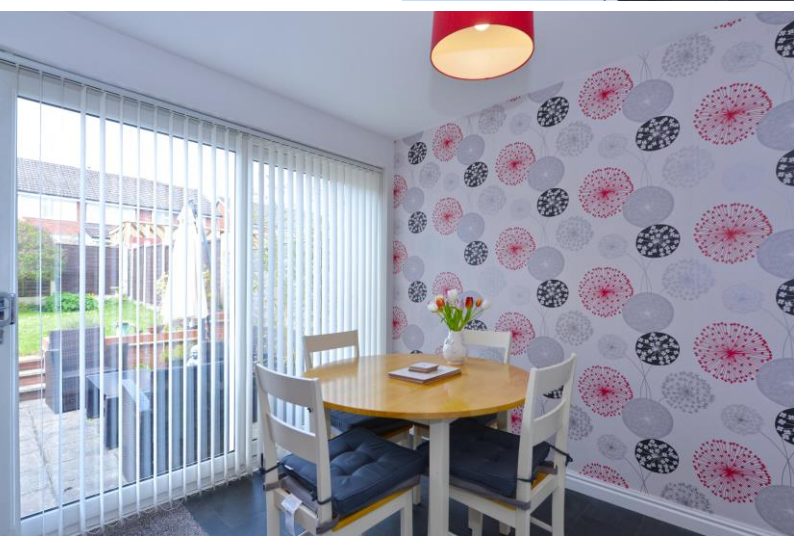
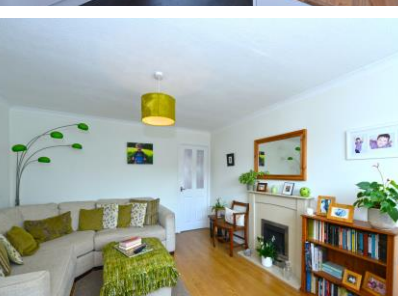
Overview

- Deceptively Spacious Three Bedroom Semi Detached House in a desirable Shifnal address
- Two Reception Rooms
- Dining Kitchen with rear garden access
- Two double bedrooms and a single along with a well appointed Family Bathroom
- Fully Double Glazed, Gas centrally heated and all window blinds are included
- South facing rear garden enjoying a sunny aspect perfect for dining al fresco

ACCOMMODATION A composite part glazed entrance door with lighting alongside gives access to **ENTRANCE HALL** With a staircase to the first floor, radiator, ceiling light, high quality wood effect laminate flooring adds a touch of luxury which continues through into the lounge along with a part glazed door giving access. **LOUNGE** An inviting room overlooking the frontal aspect complete with a modern fireplace housing a gas fire, radiator, ceiling light and a part glazed door to **DINING KITCHEN** Having glazing overlooking the rear garden aspect and well appointed with ample stylish contemporary storage cupboards and butchers block style work tops catering for the needs of family life. A good sized dining table and chairs can also be accommodated alongside the sliding patio doors opening to the rear garden. Flooring is laid to high quality vinyl, downlighting provides evening illumination and two radiators give warmth. Integrated appliances comprise of a microwave, an electric oven/grill, ceramic hob with extractor over incorporating lighting, a fridge, and there's space for a freestanding upright fridge/freezer. The kitchen further benefits from a built in cupboard giving even more useful storage and a timber door opens to the **Second Reception/Sitting Room** - Created from the former garage space. Having glazing overlooking the frontal aspect, radiator, down lighting, a rear aspect door to the garden, laminate flooring within the **UTILITY AREA** - Having space and plumbing for a washing machine and dryer. To the sitting area flooring is laid to carpet.

A carpeted staircase rises to the **FIRST FLOOR LANDING** With a stairhead privacy window, loft access hatch, built in cupboard housing the Combi gas central heating boiler and doors to **BEDROOM ONE** A double sized bedroom having glazing overlooking the frontal aspect and a black out roller blind, carpet, ceiling light, radiator and inset walling providing wardrobe space. **BEDROOM TWO** A single sized bedroom having glazing overlooking the frontal aspect and a black out roller blind, radiator, ceiling light and carpet. **BEDROOM THREE** A double sized bedroom having glazing overlooking the rear aspect and a black out roller blind, radiator, ceiling light and carpet. **FAMILY BATHROOM** Having privacy glazing overlooking the rear aspect and attractively appointed with ceramic style flooring, fully tiled walls, a heated chrome rail down lighting, and a suite comprising of a panelled bath with an electric shower, mixer tap and hand held shower attachment, pedestal hand wash basin and W.C. **REAR GARDEN** Enjoying a sunny south facing aspect and attractively laid out featuring a paved patio bordered with a low wall stepping up to a good sized lawn, perfect for sunbathing on warm summer days or enjoying family leisure activities. A fence panelled boundary gives privacy and there's also a cold water tap within the garden. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: DIRECTIONS: SAT NAV POST CODE: TF11 8JF** Also get directions to the property from **WHAT 3 WORDS APP** immunity.badminton.premises







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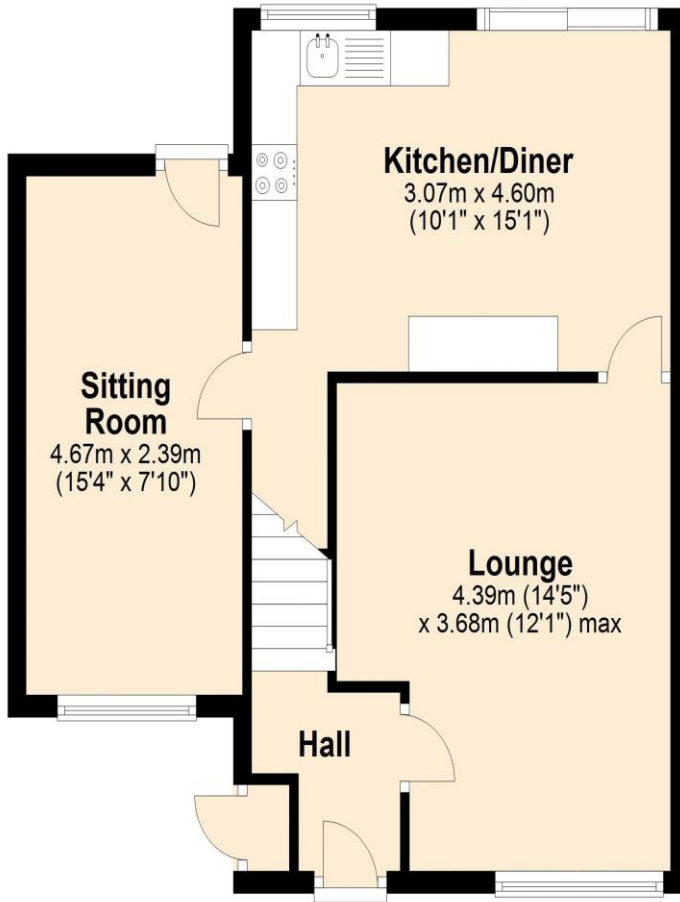
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

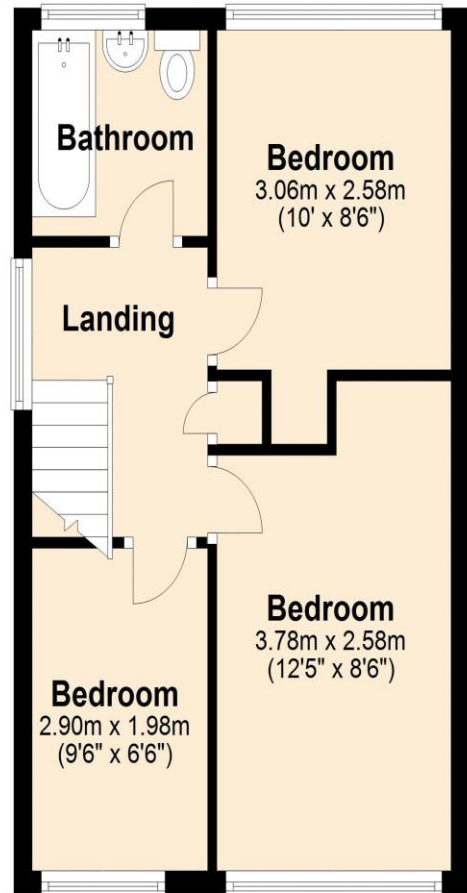
Ground Floor

Approx. 46.2 sq. metres (497.6 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.4 sq. feet)



Total area: approx. 81.5 sq. metres (877.0 sq. feet)

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