

1 Crab Apple Lane Shifnal TF11 8GD

1 Crab Apple Lane offers a Shared Leasehold Ownership Opportunity with 50% of the Equity £197,500 (£395,000 Full Market Value). This Four Bedroom Detached residence is extremely appealing with its smart double fronted exterior and well designed contemporary interior perfect for today's modern lifestyle. The property occupies a highly desirable corner position within a select development of modern family homes on the northern fringe of Shifnal, a semi rural location fperfect for families who enjoy walking, riding and cycling pursuits. Local highly regarded schools and a wide selection of shops, restaurants, bars and cafes in the town centre are only minutes away and a medical practice is nearby. Stepping inside the property a generous central entrance hall welcomes you flowing into a light filled inviting Lounge with French doors opening on to the rear garden. Opposite this room across the hall a stylishly equipped contemporary Dining Kitchen perfect for entertaining family and friends is sure to impress and there's a convenient downstairs Cloakroom which completes the ground floor. Upstairs across the first floor spacious landing the Principle Bedroom is impressive and the En Suite is most attractively appointed. Two further double sized bedrooms and a single bedroom are served by a delightful Family Bathroom. Communications are excellent with the M54 only a short travelling distance and rail services running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston.

ACCESS A tarmacadam tandem driveway sits alongside the property fronting a single garage and there's gated access to the rear garden. The frontage is planted with a variety of shrubs and laid to lawn proceeding along to curved walling giving privacy to the rear garden.

Overview

- Offering a Shared Leasehold Ownership Opportunity with 50% Share of the Equity (£395,000 full market value)
- An Extremely Appealing Double Fronted Detached Modern Residence
- Four Bedrooms, Principle with En Suite and Three Bedrooms served by a Family Bathroom
- Downstairs Guest Cloakroom
- Generous Inviting Lounge with French doors to the rear garden
- Stylishly appointed Dining Kitchen
- Combi gas central heating and double glazing throughout

ACCOMMODATION A pitched tiled overhang porch and a part glazed composite door give access to the **ENTRANCE HALL** Of generous proportions accommodating a staircase to the first floor, plush carpet, radiator, ceiling light and doors to **DOWNSTAIRS CLOAKROOM** Having a side aspect privacy window, tiled flooring, ceiling light, a radiator and a suite comprising of an enclosed flush W.C. and a hand wash basin. **LOUNGE** Light, bright and comfortably spacious with plenty of room for family and friends to gather. Featuring a casement window with radiator beneath, two ceiling light points, flooring is laid to carpet and French doors open on to the rear garden. **DINING KITCHEN** Having a dual aspect over the front and side of the property and wonderfully appointed with high gloss cupboards, soft close drawers, under cupboard lighting and contrasting work surfaces with upstands. Flooring is laid to ceramic tiling, there's a stainless steel sink and drainer, two radiators, a wall mounted combi gas central heating boiler along with integrated appliances which include a five ring gas hob with extractor over, a double electric oven, dishwasher and a washing machine.

A carpeted staircase with a lower window on the turn of the stairs rises to the **FIRST FLOOR LANDING** Having a loft access hatch radiator, ceiling light point and a shelved cupboard. **BEDROOM ONE** Overlooking the front and side aspect, beautifully presented in a chic decor and having radiator, carpet, ceiling light point and eye catching built in mirrored wardrobes. **EN SUITE SHOWER ROOM** Having a privacy window overlooking the front aspect, down lighting, an extractor fan, heated chrome towel rail, attractive floor and wall tiling. The suite comprises of a shower enclosure with thermostatic shower over, wall hung hand wash basin and an enclosed flush W.C. **BEDROOM TWO** A double sized bedroom having a dual aspect glazing, radiator, carpet, ceiling light point. **BEDROOM THREE** A further double sized room overlooking the rear aspect having carpet, radiator and ceiling light point. **BEDROOM FOUR** A single sized bedroom having glazing over the frontal aspect, carpet, radiator and ceiling light point. **FAMILY BATHROOM** Having a side aspect privacy window, down lighting, tiled flooring, down lighting, a heated chrome towel rail and a suite comprising of a panelled bath with mixer tap, wall hung hand wash basin and an enclosed flush W.C. **REAR GARDEN** Of good proportions and mainly laid to lawn bordered with a curved brick wall giving privacy to the roadside a paved dining patio housing a cold water tap and gated access to the driveway and garage. **THE LEASEHOLDER INFORMATION IS SUBJECT TO CONFIRMATION** **GARAGE:** Constructed of brick with a pitched tiled roof with an up and over door and lighting. **DIRECTIONS:** SAT NAV POST CODE: TF11 8GD **SHROPSHIRE COUNCIL TAX BAND:** E **EPC RATING:** B







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Email: info@fieldsofshifnal.co.uk
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

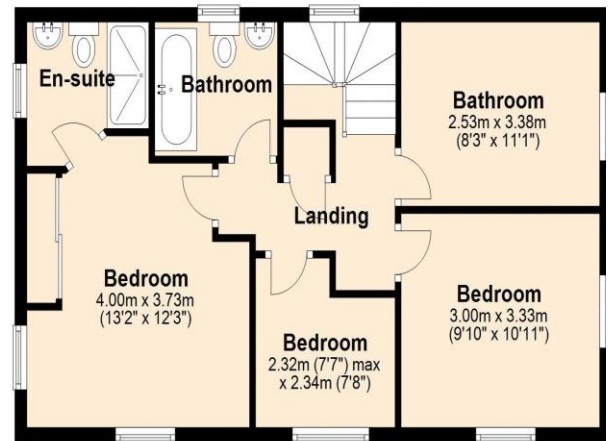
Ground Floor

Approx. 72.7 sq. metres (782.7 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



Total area: approx. 126.4 sq. metres (1361.0 sq. feet)

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