

## 74 Admirals Way Shifnal TF11 8TS

A Tastefully Appointed Three Bedroom Semi Detached Family Home offering comfort, convenience and No Upward Chain. 74 Admirals Way sits in a semi rural location nestled within the Admirals Farm development on the fringe of Shifnal, a popular Shropshire town for families, with renowned schools and everyday amenities only moments away. During the summer Shifnal hosts a traditional fair and a carnival along with a market as part of its social calender and over the Christmas period a market is set up within the town centre. This delightful property having been freshly decorated in a neutral theme throughout is sure to impress with its spacious Lounge/Dining Room and a contemporary kitchen and bathroom. Upstairs is inviting with a galleried landing having two double bedrooms leading off along with a good sized single bedroom and the well appointed Bathroom. The town is also well connected with trains running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston and the M54 is also within a short driving distance.

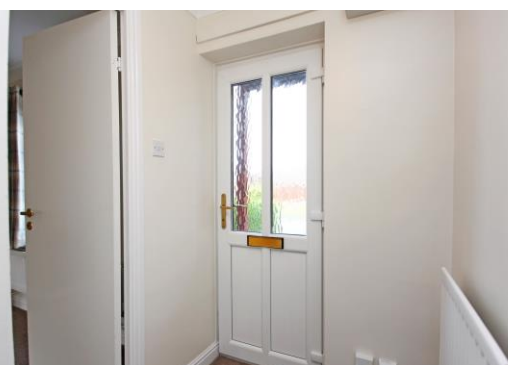
**ACCESS** The property sits behind an attractively designed frontage laid to decorative slate inset with a central feature. A tarmac driveway fronts the garage with access to the rear garden alongside.

## Overview

- A Tastefully Appointed Three Bedroom House with Well maintained gardens, a Garage and Driveway Parking
- The property sits in a convenient location for access to local schools and amenities
- Spacious Lounge/Dining Room
- Contemporary Kitchen and Bathroom
- Two Double Bedrooms and a good sized single bedroom
- Gas central heating and fully double glazed
- An attached garage and driveway parking

**ACCOMMODATION** An open tiled overhang porch gives access into the property with a meter cupboard alongside with a part glazed UPVC door giving access to the **ENTRANCE HALL** Laid with carpet and having ceiling lighting, a radiator and accommodating a staircase to the first floor. **LOUNGE/DINING ROOM** Of good proportions and the benefit of having a dual aspect with a generous amount of natural light streaming through the windows. Flooring is laid to carpet, two radiators provide warmth and two ceiling lights provide illumination. In addition there's a built in cupboard giving plenty of storage space and a modern fireplace housing a coal effect gas fire adding the finishing touch. Access to the kitchen sits conveniently within the dining area where the rear aspect window overlooks the garden. **KITCHEN** Having glazing overlooking the rear garden and superbly appointed with an array of sleek high gloss cupboards topped with contrasting work surfaces and upstands, tiled flooring, a stainless steel sink and drainer, four ring gas hob with stainless steel chimney extractor over, a stainless steel splashback and a single electric oven with grill. There's also an integrated fridge/freezer along with space and plumbing for a washing machine. A part glazed door opens on to the side of the property also giving rear garden access.

A carpeted staircase with handrail rises to the **FIRST FLOOR LANDING** Having a privacy stairhead window, ceiling lighting, loft access hatch and a built in cupboard housing the gas central heating boiler. **BEDROOM ONE** A double bedroom having glazing over the frontal aspect, carpet, radiator, ceiling lighting and a useful built in storage cupboard. **BEDROOM TWO** Also a double bedroom with an aspect over the rear of the property along with carpet, radiator and ceiling lighting. **BEDROOM THREE** A single bedroom also having a rear aspect, carpet, radiator and ceiling lighting. **FAMILY BATHROOM** The attractive wall and floor tiling is most appealing and there's a radiator for warmth, ceiling lighting, an extractor fan and a contemporary suite complete with a panelled bath having an electric shower over, a glazed screen alongside and a pedestal hand wash basin as well as the W.C. **REAR GARDEN** A perfect spot for summer dining, relaxing on the lawn and there's an area laid to bark for younger family members to play along with a timber garden shed offering a storage facility. A cold water tap is also housed within the garden and there's access to the rear of the garage. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: C DIRECTIONS:** From the centre of Shifnal take High Street which becomes Newport Road (B4379). On the outer edge of the town turn right into Drayton Road. Follow the road along past Balfour Road on the left and Cornwallis Drive on the right. The property sits on the right hand side of Admirals Way identified by our For Sale board. **SAT NAV POST CODE: TF11 8TS**











## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

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Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)

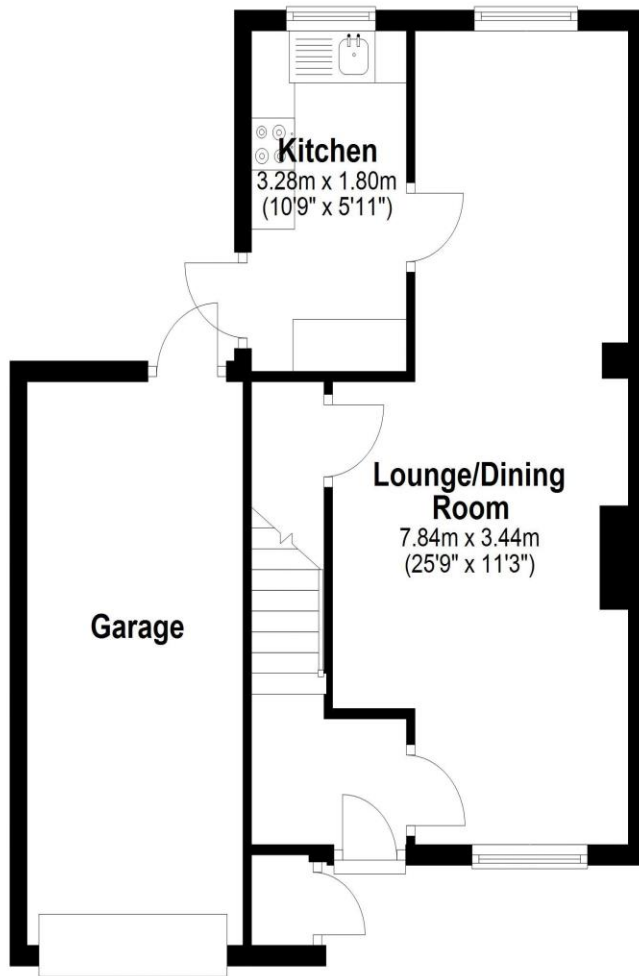
4 Broadway, Shifnal, TF11 8AZ



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

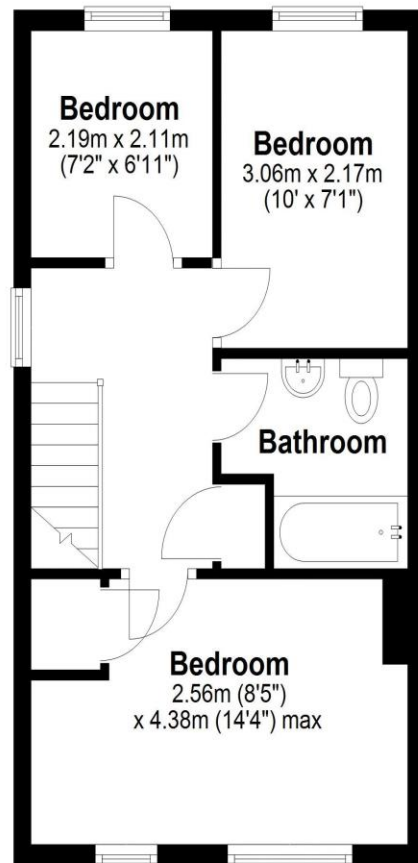
## Ground Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



## First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Total area: approx. 83.4 sq. metres (898.1 sq. feet)

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