

33 Drayton Road Shifnal TF11 8BT

An Impressively Modernised and Upgraded Three Bedroom Mid Terraced Property with the benefit of off road parking and the location on the rural fringe of Shifnal is perfect for access to local schools and all the everyday amenities in this thriving Shropshire town. A welcoming entrance hall flows into the appealing Lounge and well appointed stylish Dining Kitchen having the addition of a recently brick built sizeable Utility Room alongside. Upstairs you will find two double bedrooms, a good sized single bedroom along with an attractive contemporary Bathroom. Shifnal is also well placed for easy access to the M54 and there's a rail station in the town with trains running to Shrewsbury, Birmingham and beyond.

ACCESS With the benefit of an EV charging point located at the front of the property. Hedging alongside a paved pathway gives privacy and there's parking space for two cars.

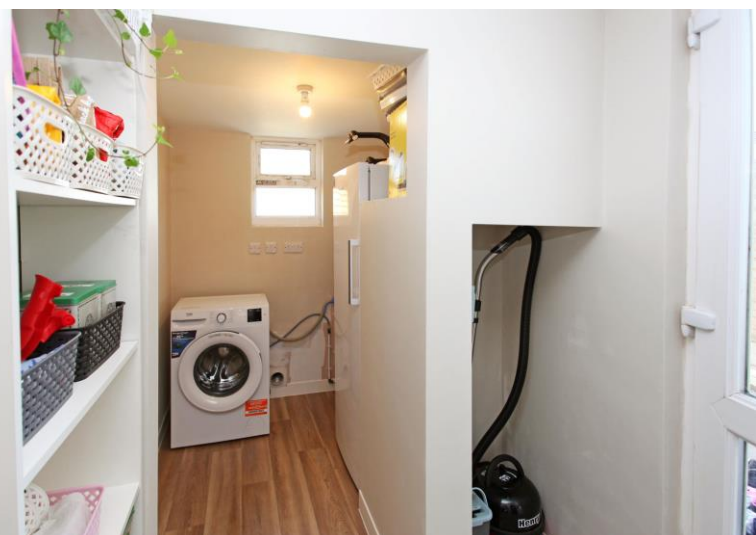
Overview

- A recently modernised and upgraded Three Bedroom Mid Terraced Property with Off Road Parking
- A full range of amenities and local highly regarded schools only moments away
- Lounge
- Dining Kitchen and Utility Room
- Two Double Bedrooms, a good sized single bedroom along with a contemporary bathroom
- Fully double glazed and having new radiators along with a newly fitted Combi gas central heating boiler

ACCOMMODATION A UPVC part glazed entrance door with a glazed side panel opens to **ENTRANCE HALL** Having a staircase to the first floor, radiator, ceiling lighting and attractively laid with high quality vinyl flooring flowing along into the dining kitchen. **LOUNGE** Overlooking the frontal aspect, laid with cosy carpet and having a radiator, ceiling lighting and an eye catching panelled wall creating a focal point. **DINING KITCHEN** A glazed door gives access from the hall and there's a rear aspect window in the dining area, a radiator, ceiling light and a panelled wall. An array of eye level and base cupboards adorn the walls and the contrasting work surfaces are ample for creating culinary delights. There's also a composite sink and drainer with mixer tap and integrated appliances to include a dishwasher, double oven, a four ring gas hob with extractor over and a fridge along with a freezer. There's also a most useful walk in shelved pantry providing even more storage as well as the **UTILITY ROOM** Having a rear aspect window, space and plumbing for a washing machine and dryer, space for an upright fridge/freezer, flooring laid to high quality vinyl, ceiling lighting and a door to the rear garden.

A carpeted staircase with hand rail rises to the **FIRST FLOOR LANDING** With carpet, ceiling lighting and new doors to the bedrooms and bathroom. **BEDROOM ONE** A double sized bedroom overlooking the frontal aspect with a built in cupboard, flooring laid to carpet, radiator and ceiling lighting. **BEDROOM TWO** A further double bedroom overlooking the rear aspect and featuring a panelled wall, flooring laid to carpet, ceiling lighting, a radiator and a generous sized walk-in cupboard housing a wall mounted Baxi combi gas central heating boiler and also providing clothes hanging space. **BEDROOM THREE** A single bedroom overlooking the frontal aspect having a radiator, ceiling lighting and flooring laid to carpet. **FAMILY BATHROOM** Having two privacy windows, high quality vinyl flooring, an attractive Mermaid shower panelled wall, extractor fan, radiator and a panelled bath with shower screen, mixer tap, a thermostatic shower in addition to a pedestal hand wash basin and an enclosed flush W.C. **REAR GARDEN** Well designed with a paved courtyard stepping up to a raised lawn featuring a timber flower bed. A fenced perimeter creates a private setting and a cold water tap is also housed within the garden. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: E DIRECTIONS: SAT NAV POST CODE: TF11 8BT**







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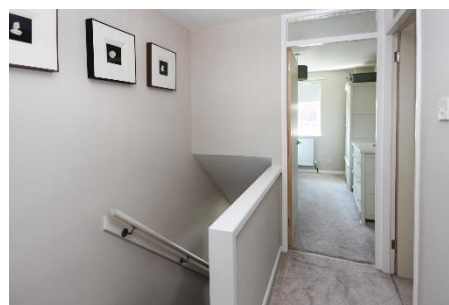
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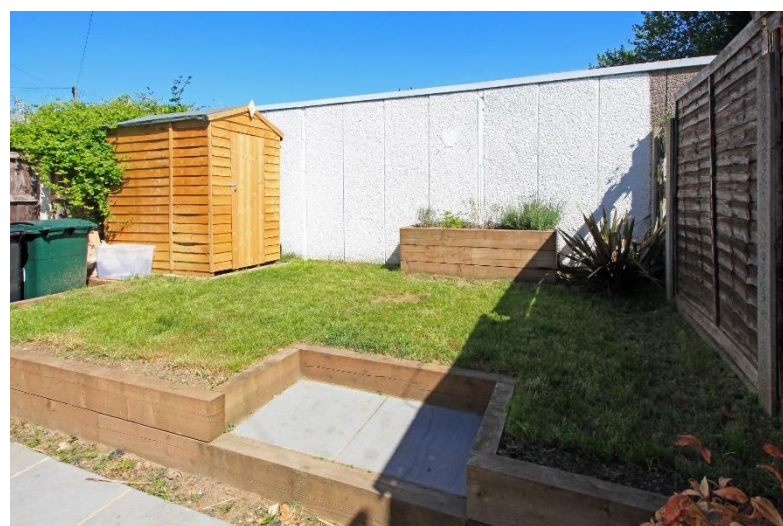
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4 Broadway, Shifnal, TF11 8AZ



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



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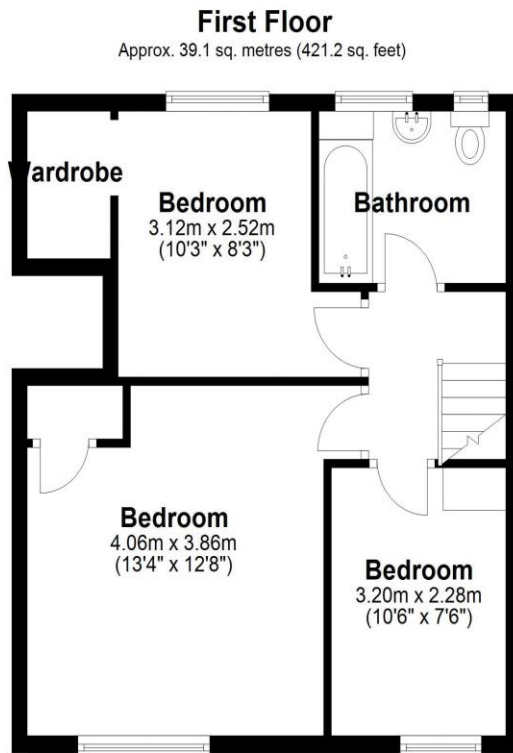
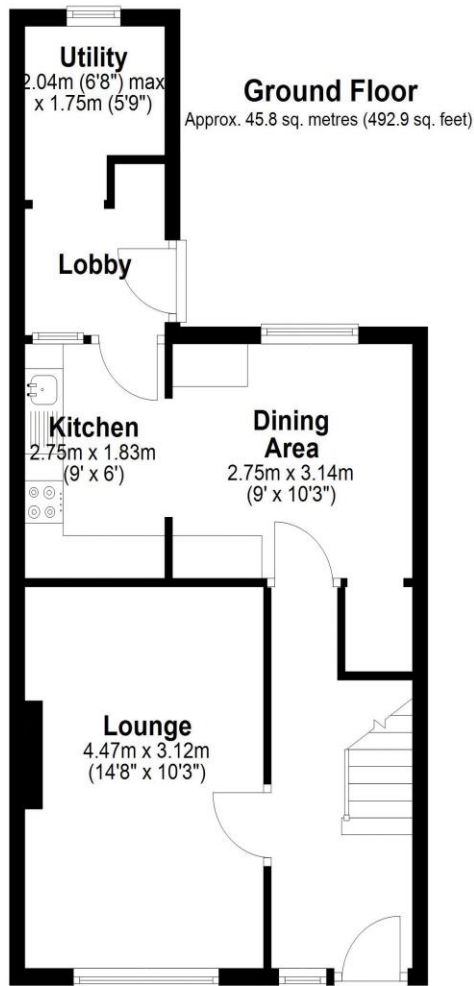
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Total area: approx. 84.9 sq. metres (914.1 sq. feet)

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