

Applebrook Shifnal TF11 9PZ

A Chain Free Three Bedroom Semi Detached Family Home nestled within a quiet Shifnal cul de sac with the benefit of generous driveway parking and a well designed rear garden. The location is also ideal for commuters with road and rail networks being particularly convenient via the M54 at Junctions 3 and 4 along with rail services running from Shifnal station to Shrewsbury, Birmingham and onwards to London Euston. This delightful and popular Shropshire town with its rich history and strong community spirit also hosts an annual fair, carnival and a Christmas market. There's a great selection of shops, restaurants, bars, café's, further amenities and the local schools are highly regarded. Stepping inside 32 Applebrook an entrance hall connects to light and bright inviting Lounge extending into a well appointed Dining Kitchen along with the Conservatory providing even more living space. Upstairs you will find three bedrooms and a superb newly refitted contemporary bathroom.

ACCESS The property sits back behind a full width block paved style driveway giving ample parking along with the integral garage with a bin storage cupboard alongside housing electric and gas meters.

Overview

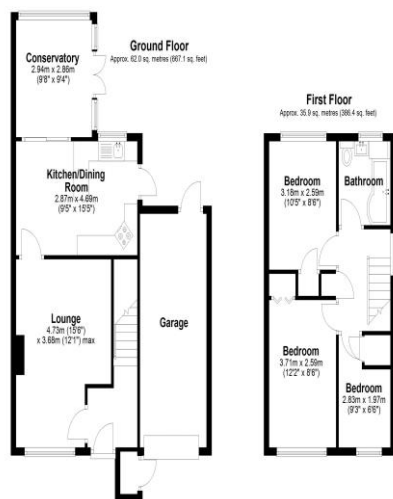
- A Chain Free Three Bedroom Semi Detached Family Home nestled in a quiet Shifnal Cul de Sac
- Generous Driveway Parking along with a Garage and a delightful well designed Rear Garden
- Lounge, Dining Kitchen and a Conservatory having been upgraded with a new roof and canopy
- Two Double Bedrooms, a Single Bedroom and an attractive newly appointed contemporary Bathroom
- Combi gas central heating. full

ACCOMMODATION An open porch with wall lighting alongside gives access to **ENTRANCE HALL** With radiator, ceiling lighting, a staircase to the first floor and a door to **LOUNGE** Overlooking the frontal aspect through a lovely deep bay window, laid with carpet and featuring a modern fireplace. A glazed panelled door opens to **KITCHEN** Having an aspect over the rear garden and attractively appointed with stone flooring, ceiling spotlights, radiator and a range of cupboards topped with butchers block style work surfaces extending to a breakfast dining area. There's a one and a half bowl stainless steel sink and drainer, a new four ring gas hob and electric integrated cooker with grill, a chimney extractor along with space and plumbing for a washing machine, space for fridge or a freestanding upright fridge/freezer. **DINING AREA** Having a rear aspect window, ceiling lighting, radiator and sliding doors to **CONSERVATORY** Of brick and UPVC construction with an insulated apex roof, electrics and three double power sockets, laid to carpet, ceiling lighting and a door to the rear garden.

A carpeted staircase rises to **FIRST FLOOR GALLERIED LANDING** With a stairhead window, ceiling lighting, a built in storage cupboard and access hatch to a part boarded loft with lighting and having ladder access. **BEDROOM ONE** Overlooking the frontal aspect having radiator, ceiling lighting, carpet and a built in wardrobe with folding slatted doors. **BEDROOM TWO** Overlooking the rear aspect having radiator, ceiling lighting and a built in wardrobe. **BEDROOM THREE** A single sized bedroom overlooking the frontal aspect having radiator, ceiling lighting and an overstairs built in wardrobe. **HOUSE BATHROOM** Newly appointed in a neutral contemporary theme with high quality laminate flooring, attractive wall tiling, a heated towel rail, ceiling lighting, extractor fan and a suite comprising of a P shaped bath with shower screen and fixed head rain shower with hand

REAR GARDEN Most attractive and well laid out with a well maintained lawn and a newly paved patio offering a perfect spot for dining, established herbaceous borders fronting a well screened fenced boundary giving privacy and a timber pergola with paving beneath creating a focal point. **GARAGE** Having a cold water tap alongside, power and lighting, an up and over main access door and a rear door to the garden. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: D DIRECTIONS SAT NAV POST CODE: TF11 9PZ**
What3Words///atlas.dabble.airbrush





Total area approx. 97.9 sq. metres (1053.4 sq. feet)

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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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