

29 Beech Drive, Shifnal. TF11 8HJ

A Substantial Four Bedroom Detached Residence in a highly desirable Shifnal neighbourhood with an impressive full width driveway providing ample parking space in addition to the integral garage. Shifnal is one of Shropshire's most delightful towns with its rich history, active churches and a thriving community spirit hosting an annual summer fair, a carnival and a Christmas market along with excellent shopping and dining facilities. The town is also well served with schooling including Shifnal primary school, St. Andrews primary and Idsall High School. 29 Beech Drive has been well maintained and upgraded to a high standard over the years with a sleek modern kitchen and gorgeous bathroom suites creating a perfect blend of style and comfort. A reception hall welcomes you into the property with a Study leading off, an Inner Hallway accommodating a staircase to the first floor housing a convenient downstairs cloakroom and there's access into the Kitchen as well as the L shaped Lounge adorned with a wood burning stove and patio doors to the rear garden. Upstairs you will find a Principle En Suite Bedroom and three further doubles along with the beautifully appointed Family Bathroom. Outside the rear garden is equally impressive forming a private tranquil setting with a lush lawn and versatile dining areas. Shifnal is well placed for easy access to the M54 and a train station in the town provides services to Shrewsbury, Birmingham and beyond to London Euston.

ACCESS The property sits behind an attractive paved driveway giving parking for multiple vehicles, having the benefit of an EV charging point and external lighting as well as rear garden gated access either side of the property. The frontage is hedged to the roadside with attractively planted flower beds and a halo of beautiful roses creating a colourful feature during the summer season on the front of the house.

Overview

- A Substantial Four Bedroom Detached Residence with an integral garage, generous parking on the full width driveway and a well screened rear garden
- Highly desirable location in Shifnal with local schools and amenities only moments away
- Stylishly appointed Kitchen and Bathroom Suites
- Downstairs Cloakroom and Three Reception Rooms including a Study
- Principle En Suite Bedroom and Three further Double Bedrooms
- Hive Gas Central Heating System, Full Double Glazing
- Security Intruder Alarms and CCTV cameras to the front and rear of the property



ACCOMMODATION

Stepping through the front door you are welcomed into a spacious

RECEPTION HALL Featuring oak effect boarded flooring, a high level window, ceiling lighting and doors opening into the study and

INNER HALLWAY Accommodating a staircase to the first floor, carpet, radiator, ceiling lighting, glazed panelled doors to the kitchen and lounge along with a feature privacy window providing extra light within the lounge and there's also access into the

DOWNSTAIRS CLOAKROOM - Having tiled flooring, a high level window, corner hand wash basin and W.C. **STUDY** Overlooking the frontal aspect through a lovely bay window, flooring laid with carpet, ceiling and wall lighting, radiator.

L SHAPED LOUNGE An inviting light and bright generous sized room having two high level windows, a further rear aspect window and sliding doors to the rear garden. The wood burning stove set on a slate hearth with a timber lintel above also creates a wonderful focal point. The room seamlessly flows through glazed panelled doors into the

DINING ROOM Having ample space for the largest of dining tables to enjoy family gatherings and there's a ceiling light point, radiator, high quality vinyl tiled effect flooring continuing through to the adjacent kitchen, a door to the garage and the benefit of a walk-in shelved

PANTRY with lighting and space to store those extra essentials.

KITCHEN Overlooking the rear garden and featuring a range of high gloss sleek modern cupboards with lighting beneath and contrasting work surfaces with upstands. Metro tiled walls add a contemporary finish and there's a one and a half bowl composite sink and drainer along with an integrated Bosch Dishwasher and Neff appliances including a four ring gas hob with electric oven and grill beneath and a chimney extractor over. Furthermore there's downlighting, a radiator, space for a freestanding fridge/freezer and a door to the rear garden.

A carpeted staircase with handrail rises from the inner hallway to **FIRST FLOOR SPLIT LANDING** Having a stairhead frontal aspect window, carpet, ceiling lighting and a hatch to a part boarded loft having a ladder giving access. There's also a step up to each bedroom either side of the landing.

PRINCIPLE BEDROOM Overlooking the rear aspect and having downlighting, carpet, radiator, ceiling lighting, a built in deep wardrobe and access to

EN SUITE SHOWER ROOM Having a frontal aspect privacy window and tastefully appointed with quality vinyl effect tiled flooring, downlighting, an extractor fan, chrome heated towel rail and a suite comprising of a vanity unit with inset hand wash basin and a cupboard beneath, an enclosed flush W.C., and a spacious walk-in shower enclosure adorned with metro tiled walls and a fixed rainhead shower with hand held attachment.

BEDROOM TWO Having an outlook over the frontal aspect and flooring laid to carpet, radiator, ceiling lighting and wardrobes.

BEDROOM THREE Overlooking the rear aspect, also having carpet, radiator, ceiling lighting and wardrobes.

BEDROOM FOUR A further room overlooking the rear aspect and having carpet, radiator, ceiling lighting.

FAMILY BATHROOM Tastefully appointed with quality wood effect vinyl flooring and the wall tiling is most appealing too. In addition there's a chrome heated towel rail, extractor fan, a contemporary p shaped panelled bath with screen and a fixed rainhead shower with hand held attachment. The high gloss vanity unit is also most eye catching with its inset hand wash basin, mixer tap and drawers beneath. There's also an enclosed flush W.C.

REAR GARDEN A delightful setting laid with Indian stone paving beneath a covered patio with outside lighting and a lovely view over the garden, a perfect spot for dining al fresco with family and friends. A fenced and beech hedged boundary give privacy and the well maintained lawn surrounded by flower beds, borders and fruit trees including apple and pear provide colour and interest during the seasons. To the rear of the garden a brick built shed provides an excellent storage facility. There's also a cold water tap housed alongside the property.

INTEGRAL GARAGE Having an electric roller shutter door, wall mounted combi Worcester gas central heating boiler. two fluorescent lights , space and plumbing for a washing machine and there's ample space for housing further white goods.

SHROPSHIRE COUNCIL TAX BAND: E EPC RATING: C DIRECTIONS: SAT NAV POST CODE; TF11 8HJ Beech Drive can be approached by proceeding north along Broadway in Shifnal which becomes High Street taking a left turn into Wheatfield Drive and left into Beech Drive. Follow the road along where the property sits on the right side of the road.



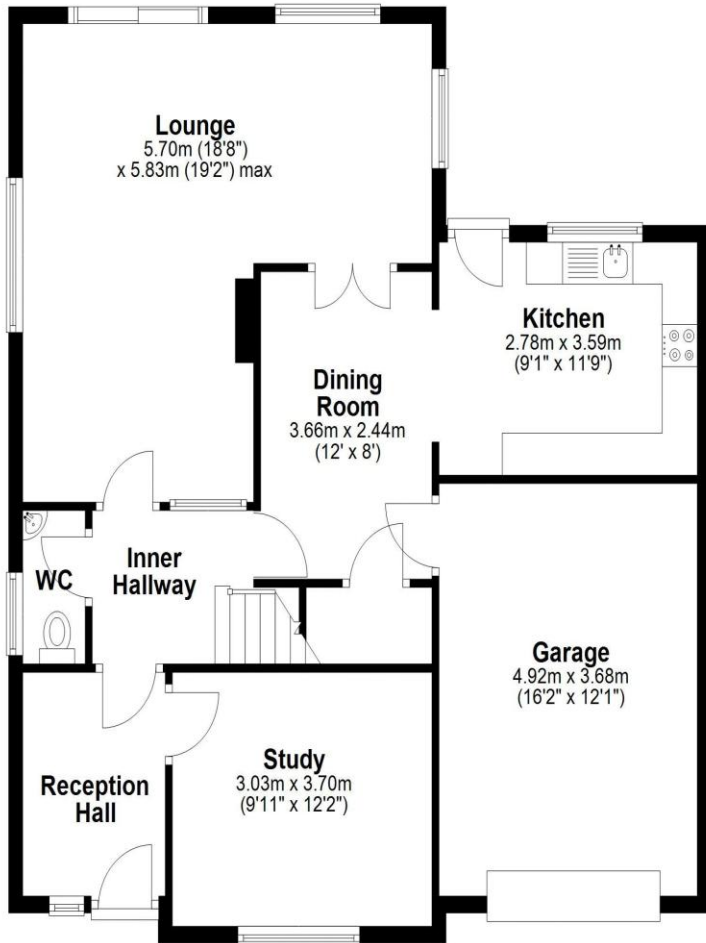






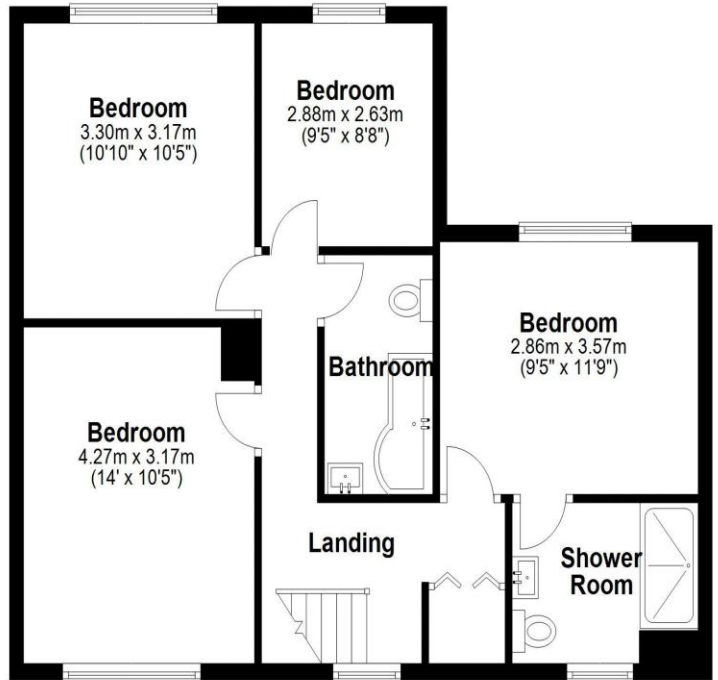
Ground Floor

Approx. 91.1 sq. metres (980.8 sq. feet)



First Floor

Approx. 62.8 sq. metres (676.5 sq. feet)



Total area: approx. 154.0 sq. metres (1657.3 sq. feet)

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