

128 Watts Drive Shifnal TF11 8FR

Welcome to 128 Watts Drive a well designed modern Two Bedroom End Terrace property with style, comfort and contemporary high quality appointments throughout. A delightful home nestled within a prime development of luxury properties on the fringe of Shifnal, a vibrant popular Shropshire town perfect for families with its highly regarded local schools and a great selection of restaurants, bars, cafes, shops and a medical practice. The town also enjoys a busy social calendar hosting a traditional annual fair, carnival and a Christmas market. The inviting accommodation presented in a light and bright finish throughout welcomes you into an Entrance Hall accommodating a ground floor cloakroom and an open layout into the attractively styled Kitchen with a range of cupboards and ample counter space along with a comfortable Lounge/Dining Room where French doors open out to the garden enjoying a tree lined outlook giving privacy to enjoy summer dining. The upstairs Principle Bedroom with its own En Suite offers a peaceful retreat after a busy day and the house bathroom serves a second bedroom. Shifnal is also well connected to road and rail links with the M54 being just a short driving distance and a station within the town providing services to Telford, Shrewsbury and the West Midlands.

ACCESS The property sits behind a tarmac driveway giving parking for two cars and a paved pathway to the front door. An added benefit alongside the property is a gravelled area fronting gated access to the rear garden.

Overview

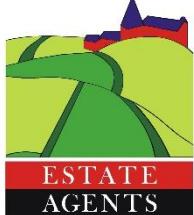
- Positioned on the rural northern fringe of delightful Shifnal a splendid Modern End Terrace Home
- The property caters perfectly for today's modern family lifestyle with its stylishly appointed kitchen and bathroom
- Entrance Hall with a downstairs Cloakroom and a through Lounge/Dining Room giving rear garden access
- Principle Bedroom with En Suite Shower Room and a second bedroom served by the house bathroom

ACCOMMODATION An overhang porch with lighting alongside and a part glazed door to **ENTRANCE HALL** Accommodating a staircase to the first floor and laid with high quality vinyl flooring extending into the kitchen and having a radiator, ceiling lighting, and access to **DOWNSTAIRS CLOAKROOM** With a side aspect privacy window, ceiling lighting, corner hand wash basin and a W.C. **LOUNGE/DINING ROOM** With ample space for comfy sofas to enjoy cosy nights or dine with family and friends. Flooring is laid to carpet, two ceiling lights provide evening illumination and French doors open to the rear garden, perfect for sunny days. **KITCHEN** Well equipped and appointed with down lighting, an array of sleek high gloss cupboards and contrasting work surfaces and upstands incorporating a four ring gas hob with extractor over and an electric oven beneath, a one and a half bowl stainless steel sink and drainer with mixer tap, a wall mounted cupboard housing the combi gas central heating boiler. In addition integrated appliances include a washing machine, dishwasher and fridge/freezer.

A carpeted balustrated turning staircase rises to **FIRST FLOOR GALLERIED LANDING** Having a radiator, ceiling lighting and hatch to a loft with ladder access. **PRINCIPLE BEDROOM** Overlooking the rear aspect and having carpet, ceiling lighting, radiator and a door to **EN SUITE SHOWER ROOM** Attractively appointed with high quality vinyl flooring, down lighting, radiator, extractor fan, a fully tiled shower enclosure with electric shower over, a pedestal hand wash basin and W.C. **BEDROOM TWO** Overlooking the frontal aspect and having carpet, ceiling lighting, over stairs built in storage cupboard and a high gloss wardrobe with glazed panel. **BATHROOM** Stylish and contemporary with a panelled bath having wall tiling alongside, pedestal hand wash basin, a W.C., radiator, ceiling lighting and flooring laid with high quality vinyl. **REAR GARDEN** A perfect spot to enjoy summer dining on the patio or watch the younger family members play on the lawn in the sunshine with its secure fence panelling giving privacy and there's a timber garden shed providing a great storage facility.

SHROPSHIRE COUNCIL TAX BAND: EPC RATING: B **DIRECTIONS:** From the centre of Shifnal take Broadway which becomes High Street and then Newport Road. Follow the road along and on the northern fringe of Shifnal turn left into Haughton Road and first right just past the medical practice into Watts Drive. Continue along where the property sits on the right hand side.







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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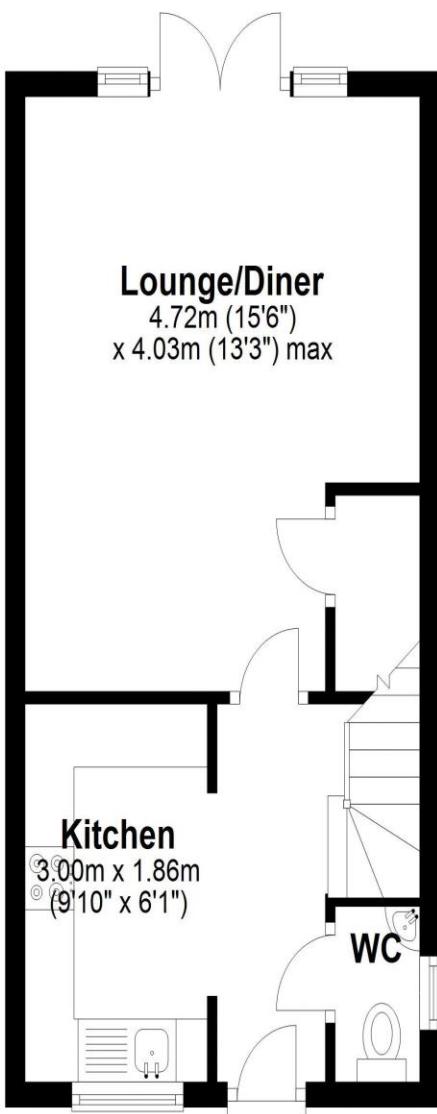
Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



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

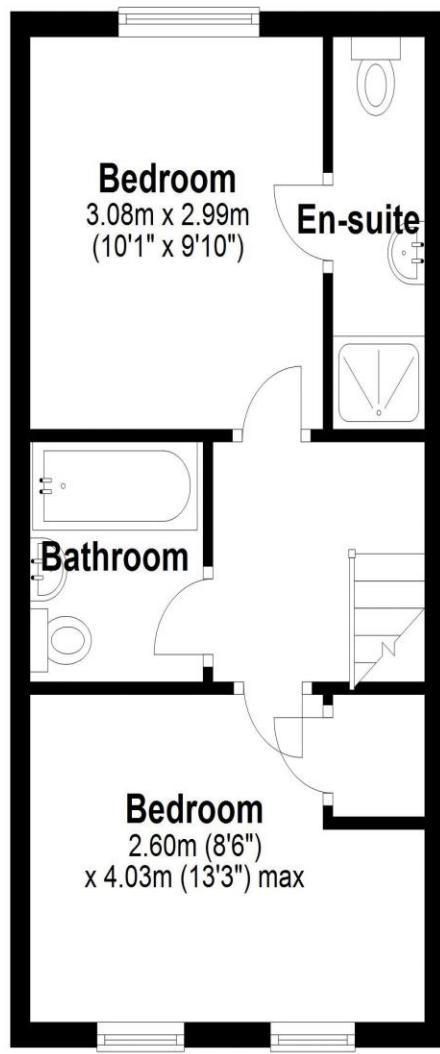
Ground Floor

Approx. 31.5 sq. metres (339.1 sq. feet)



First Floor

Approx. 28.5 sq. metres (307.0 sq. feet)



Total area: approx. 60.0 sq. metres (646.0 sq. feet)

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