

## Watts Drive Shifnal TF11 8FQ

A Thoughtfully Designed Three Bedroom Semi Detached Home nestled within a development of modern family homes on the rural fringe of Shifnal, a popular Shropshire town served with excellent schools and a wide variety of amenities. 39 Watts Drive, a delightful property perfect for today's family lifestyle with its smart entrance hall, a cosy Lounge adjoining an inner hall accommodating a Guest Cloakroom along with a walk-in cupboard perfect for storing household essentials, and the well proportioned Open Plan Kitchen with its dining area and elegant French doors flooding the room with natural light combines functionality with style. Upstairs is equally impressive with the delightful Principle Bedroom complete with it's own En Suite Shower room, and the further two bedrooms sharing the family bathroom. Shifnal is also well located for easy commuting options via the M54 at junctions 3 and 4 or train services running from a station in the town giving fast access to Telford, Shrewsbury and Birmingham.

**ACCESS** The property sits behind a decorative gravelled front garden and it's free from overlooking properties to the frontal aspect. Alongside the house a tarmac driveway provides gated rear garden access.

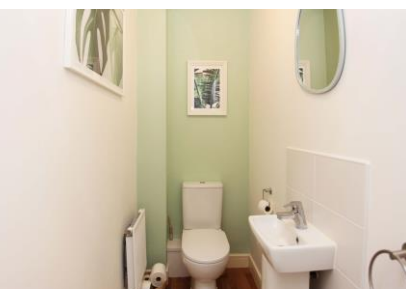
## Overview

- A Stylish Three Bedroom Semi Detached Home in a select Shifnal development on the rural fringe of this delightful Shropshire town
- A welcoming Entrance Hall with convenient access into a beautifully presented Lounge
- An Inner Hallway accommodating a convenient Guest Cloakroom and a handy walk-in storage cupboard
- An impressive high quality Open Plan Kitchen/Dining Room with rear garden access

**ACCOMMODATION** A tiled overhang porch with lighting alongside and a composite part glazed entrance door opens to **ENTRANCE HALL** Laid with high quality oak effect vinyl flooring and having a covered radiator, ceiling lighting and a door opens to **LOUNGE** Overlooking the pleasing open aspect and having a radiator, ceiling lighting along with high quality vinyl flooring extending into the **INNER HALL** With ceiling lighting and access doors to the ground floor Cloakroom and a Walk-in storage cupboard. **CLOAKROOM** With ceiling lighting, extractor fan, radiator, pedestal hand wash basin and W.C. **OPEN PLAN KITCHEN/DINING ROOM** The range of sleek high gloss cupboards are eye catching and the butchers block style contrasting work surfaces with upstands are plentiful. There's a four ring gas hob with a stainless steel splashback, an extractor fan over and an electric oven below in addition to a one and a half bowl stainless steel sink and drainer, a recently serviced wall mounted Combi gas central heating boiler, an integrated fridge/freezer, dishwasher and a washing machine. Two ceiling lights provide evening illumination, a radiator provides warmth and elegant French doors open to the rear garden.

A carpeted staircase with handrail rises to the **FIRST FLOOR LANDING** - With a covered radiator, loft access hatch and ceiling light point. **PRINCIPLE BEDROOM** Overlooking the wonderful open outlook and having carpet, radiator, ceiling lighting and a door to **EN SUITE SHOWER ROOM** Having a privacy window, ceiling light and extractor fan, high quality vinyl flooring, radiator, attractive wall tiling and a contemporary suite of a shower cubicle with electric shower over, pedestal hand wash basin and a W.C. **BEDROOM TWO** A double sized bedroom overlooking the rear aspect, currently in use as a dressing room providing an abundance of clothes hanging space and having carpet, radiator, ceiling lighting. **SINGLE BEDROOM THREE** Overlooking the frontal aspect and having carpet, radiator and ceiling lighting. **BATHROOM** Beautifully appointed with a panelled bath with shower screen and a thermostatic shower over, pedestal hand wash basin and W.C. The walls are elegantly tiled, flooring is laid to high quality vinyl and there's an extractor fan, ceiling lighting and a radiator. **REAR GARDEN** Well screened with fence panelling giving privacy and mainly laid to lawn for children to play or a great space to relax and the paved patio with a cold water tap offers a perfect al fresco dining area. **SHROPSHIRE COUNCIL TAX BAND: C 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 to the end of Watts Drive and turn left where the property sits on the left 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!

**01952 460000**

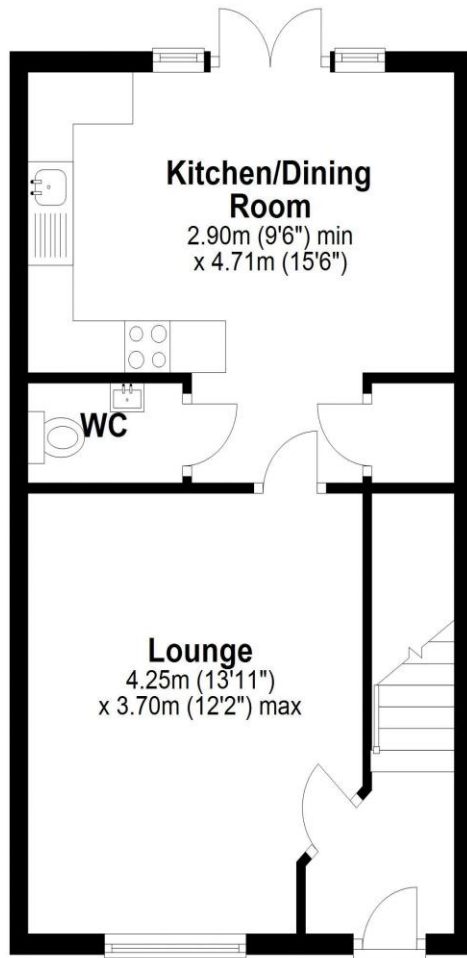
Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)  
4 Broadway, Shifnal, TF11 8AZ



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

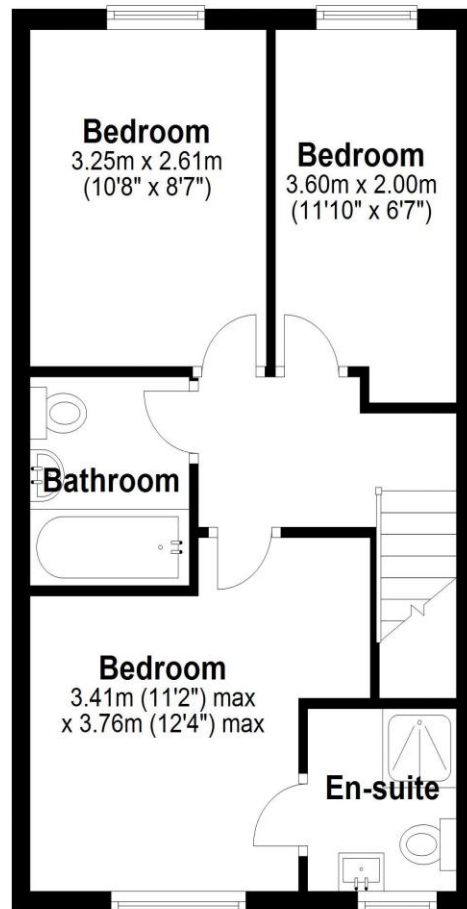
## Ground Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



## First Floor

Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 78.3 sq. metres (843.3 sq. feet)

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