

Stone Drive Shifnal TF11 9HQ

An Immaculate Three Bedroom Semi Detached Home in Shifnal combining luxury with an enviable position on the semi rural outskirts of this popular historic Shropshire town boasting a thriving community spirit and an active social calendar hosting an annual summer fair, carnival and a Christmas market. The area is well served with two primary schools and Idsall secondary school along with an excellent choice of amenities only minutes away in the town centre. 104 Stone Drive is a property to be proud of and you will love inviting friends and family to gather in the light and bright inviting Lounge with its open front facing aspect and impressive fireplace. There's an inner hallway accommodating a downstairs Cloakroom perfect for visiting guests and the fabulous Open Plan Dining Kitchen is a sheer delight with the elegant French doors flooding the room with natural light. The well proportioned layout continues upstairs on the first floor with all three bedrooms showcasing stylish wardrobes providing ample storage solutions and the primary suite serving the Principle Bedroom along with the family Bathroom are beautifully appointed. The south facing tastefully landscaped garden is a particular highlight of this lovely home having been thoughtfully designed creating privacy and seclusion.

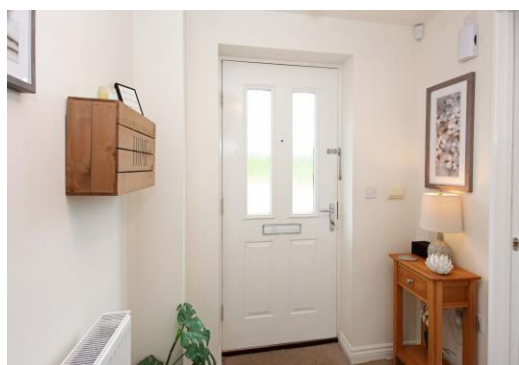
ACCESS The property sits behind a decorative gravelled frontage with a sandstone paved pathway to the front door. A tarmac driveway sits alongside the property giving access to the garage and the rear garden gate.

Overview

- An Immaculate Three Bedroom Semi Detached Modern Home in the highly popular Thomas Beddoes development of modern properties on the semi rural outskirts of Shifnal
- Driveway Parking alongside the property, a large single garage and the rear garden has been beautifully landscaped
- Superbly appointed suites, a fabulous contemporary Dining Kitchen and a downstairs Cloakroom
- Front facing spacious light and bright Lounge free from overlooking properties

ACCOMMODATION A tiled overhang porch with lighting alongside and a composite part glazed door opens to **ENTRANCE HALL** Accommodating a staircase to the first floor and having radiator, ceiling light and a door to **LOUNGE** A bay window overlooks the pleasing open aspect and an eye catching fireplace houses a feature electric stove creating a cosy glow. Furthermore there's a radiator, ceiling lighting, carpet and a door to the **INNER HALLWAY** - With ceiling lighting, doors to the Guest Cloakroom and the walk-in storage cupboard along with the high quality LVT flooring extending into the guest cloakroom and dining kitchen adding the perfect finishing touch. **DOWNSTAIRS GUEST CLOAKROOM** Having a radiator, extractor fan, ceiling lighting, pedestal hand wash basin and a W.C. **OPEN PLAN DINING KITCHEN** With the French doors connecting the indoors to the outdoors this dining area having lighting above and a radiator to keep you cosy, offers ample space for a good sized table and it's a perfect spot to enjoy culinary delights with family and friends. High gloss sleek cupboards with lighting beneath along with metro tiling adorn the walls and the selection of base cupboards topped with contrasting work surfaces provide ample storage together with an integrated larder unit, four ring gas hob, extractor and a double oven. There's also space and plumbing for a dishwasher and washing machine.

A turning carpeted staircase with handrail rises from the entrance hall to **FIRST FLOOR LANDING** With a radiator, ceiling lighting, access hatch to a part boarded loft space and doors to **PRINCIPLE BEDROOM** Having a front facing open aspect, radiator, ceiling lighting, carpet and built in wardrobes with drawers and hanging rails. There's also access into the **EN SUITE SHOWER ROOM** With privacy glazing, part tiled walls, an extractor fan, chrome heated towel rail, LVT flooring, a fully tiled shower enclosure with an electric shower over, pedestal hand wash basin and W.C. **BEDROOM TWO** This room features a part panelled wall and enjoys an aspect over the rear garden. There's also a radiator, ceiling light, carpet and the built in mirrored wardrobes provide clothes hanging space shelving and drawers. **BEDROOM THREE** This room also benefits from a rear garden aspect, carpet, radiator, ceiling lighting, a part panelled feature wall and built in wardrobe with clothes rail and drawers below. **BATHROOM** Attractively appointed with high quality vinyl flooring, part tiled walls, chrome heated towel rail, a panelled bath, pedestal hand wash basin and W.C., along with ceiling lighting and extractor fan. **REAR GARDEN** Thoughtfully designed and landscaped, with a fenced perimeter giving privacy, perfect for dining al fresco on the sandstone paved patio overlooking a manicured lawn which extends towards a backdrop of colourful trees, and tucked away behind the garage there's space for children to play. **GARAGE** Of brick and tile construction with an apex roof providing a storage area, power sockets, lighting and an up and over door. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: B DIRECTIONS:** From the centre of Shifnal and Bradford Street follow the road along into Wolverhampton Road and continue past The Park House Hotel on the left until reaching the first turning left into Lloyd Grove within the Thomas Beddoes development. Continue straight on into Stone Drive past two right turns where 104 Stone Drive sits on the right hand side.







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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



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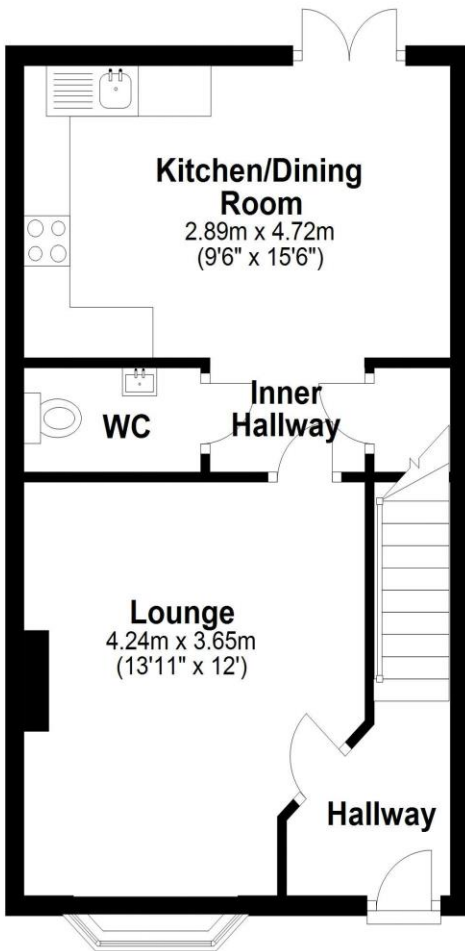
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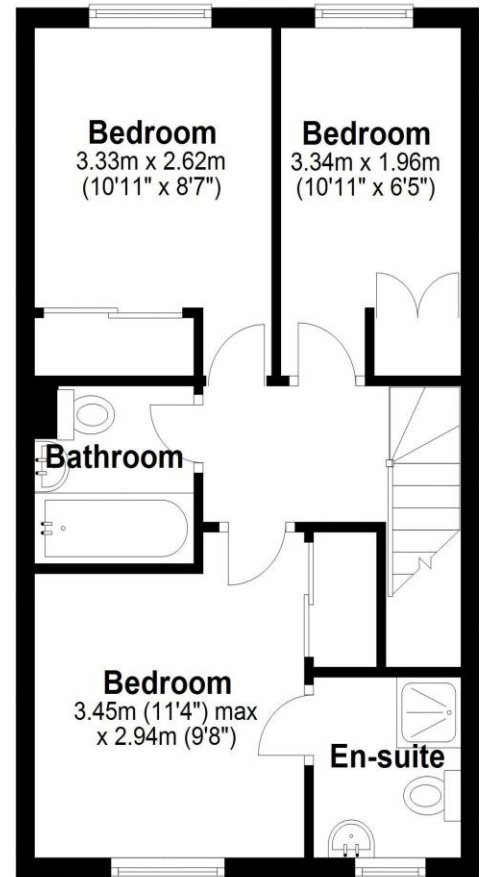
Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 92.8 sq. metres (998.8 sq. feet)

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