

38 Brimstree Drive Shifnal TF11 9PY

Welcome to 38 Brimstree Drive in Shifnal having the benefit of NO UPWARD CHAIN, ample parking and delightful well maintained gardens. A superb End of Terrace Three Bedroom Home in a select established cul de sac just off Park Lane, well located for St Andrews Primary school and the town's excellent restaurants, cafes, bars and shops. The area is well served with further schooling close by and commuters will appreciate train services running from Shifnal station to Telford, Shrewsbury and Birmingham. Stepping into the property an Entrance Hall connects to the spacious Lounge/Dining Room adjoining a Conservatory with a pleasing outlook over the rear garden. A modern Kitchen adds further appeal and just off the lounge/dining room there's an inner hallway with plenty of storage cupboards along with a staircase to the upper floor accommodating two double bedrooms, a single along with a well appointed Bathroom. The M54 is also only a short driving distance to junctions 3 and 4 offering further commuting options.

ACCESS A majestic tree fronts the lawned garden which sweeps around the side of the property and a full width tarmacadum driveway fronts a garage offering generous parking along with gated side access to the rear garden.

Overview

- A Superb Three Bedroom End of Terrace Family Home on a good sized plot in Shifnal with generous driveway parking
- Well placed for access to local schools and the town's excellent amenities
- Entrance Hall, Lounge/Dining Room
- Modern Kitchen and Bathroom
- Inner Hallway giving ample storage
- Fabulous Conservatory
- Well maintained gardens
- NO UPWARD CHAIN

ACCOMMODATION A UPVC entrance door opens into **ENTRANCE HALL** - Having a side aspect privacy window, ceiling light, a dado rail and a door to **LOUNGE/DINING ROOM** Featuring an elegant fireplace, four wall lights, a dado rail, radiator, an aspect over the front of the property, access to the kitchen, inner hallway and a sliding door to **CONSERVATORY** Of brick and UPVC construction with an attractively tiled floor, wall lighting, window blinds and a door to the garden. **KITCHEN** Modern and appointed with an array of cupboards topped with butchers block style work surfaces and metro tiling above, a stainless steel sink and drainer sit beneath the window overlooking the rear garden. The flooring is laid with quality vinyl, a radiator gives warmth and there's a chimney extractor hood with space beneath for a gas cooker as well as a fridge and a part glazed door opens conveniently into the conservatory. **INNER HALLWAY** Featuring a dado rail, a high level window overlooking the kitchen, a deep understairs storage cupboard along with a most spacious built in cupboard with shelving and hanging space. A carpeted staircase with a dado rail alongside also rises to the **FIRST FLOOR LANDING** Having a loft access hatch, ceiling lighting and doors to **BEDROOM ONE** Enjoying an elevated pleasing view over the countryside and having a radiator, ceiling light, carpet, and a built in shelved cupboard housing the gas central heating boiler. In addition wardrobes and a dressing table unit offer further storage. **BEDROOM TWO** A double sized bedroom having a frontal aspect, radiator, ceiling light and carpet. **BEDROOM THREE** A single sized bedroom also having a frontal aspect, radiator, ceiling light and carpet. **BATHROOM** Having a privacy window overlooking the rear aspect, radiator, carpet, attractively tiled walls, a panelled bath with screen, an electric shower, pedestal hand wash basin and W.C.

REAR GARDEN Mainly laid to a neat lawn with a fence panelled perimeter giving privacy and a paved dining patio overlooking well stocked herbaceous borders creating colour and interest through the seasons. **GARAGE** With lighting alongside and timber doors. **DIRECTIONS:** From the centre of Shifnal take Park Street turning right into Park Lane and right into Brimstree Drive, turning first right into the cul de sac where the property sits on the corner of the road. **SAT NAV POST CODE:** TF11 9PY **SHROPSHIRE COUNCIL TAX BAND:** B **EPC RATING:** D

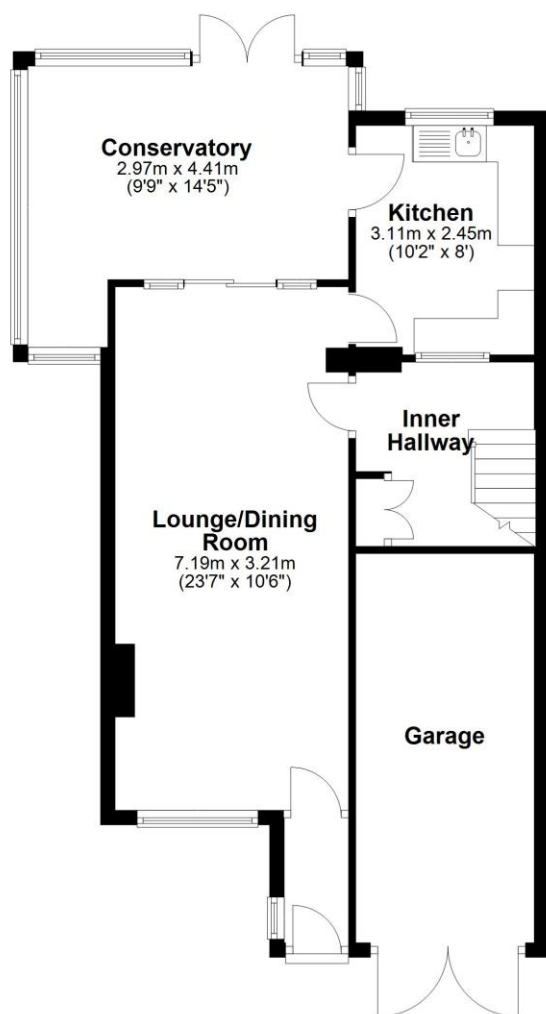






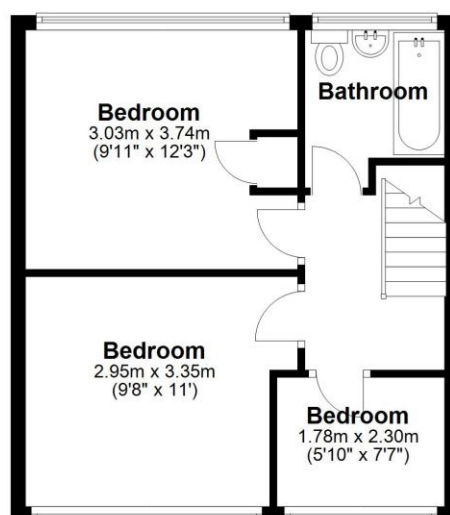
Ground Floor

Approx. 64.1 sq. metres (690.0 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 105.2 sq. metres (1132.2 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