

Stone Drive Shifnal TF11 9LX

Located within a very desirable, private, cul-de-sac position on the Thomas Beddoes development, close to the St Andrews primary school, the main line station and of all the fabulous amenities Shifnal has to offer, this 4-bedroom detached home offers stylishly and enormously improved family accommodation with high specifications throughout. Featuring a spacious Family lounge, open plan, very high specification Family Dining Kitchen with Quality Branded, integrated white goods and appliances, Separate Utility room and downstairs cloakroom. The property has 4 bedrooms good sized bedrooms, master with en-suite and stunning newly-fitted family bathroom. Externally the property benefits from a landscaped private garden, garage and parking for 4 cars. Those looking for a very high specification property will appreciate this property enormously. The current vendor has completely transformed its standard specification to the ultimate in luxury.

Attractive wood and glass panelled door with canopy over, leads into hallway with new coralline flooring, extending throughout the ground floor. The Downstairs cloakroom is half tiled and has a pedestal wash hand basin and low level flush toilet. Double doors lead from the hallway into the lounge which has a window to the front aspect and double patio doors leading to the garden. The room has new contemporary, chrome and pebble gas fire with Italian stone hearth and surround.

Overview

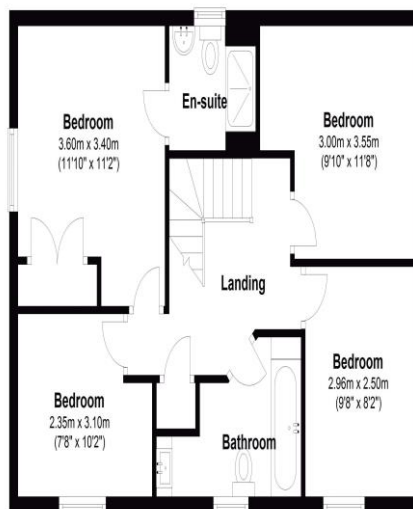
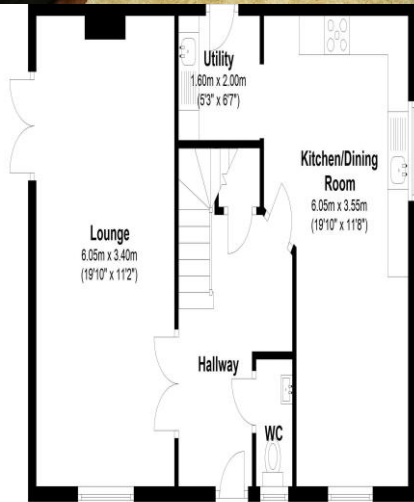
- Stunning Detached Family Home
- Immaculately presented with recent upgrades and improvements
- Brand New Bathroom
- Re-modelled Kitchen/Diner
- New Flooring throughout
- 4 Bedrooms, Master with En-suite
- Lanscaped Garden with Decking
- Garage and Driveway Parking for Several Vehicles

The wonderful open plan Dining Kitchen has a window to the side and front aspects and a range of quality wall and floor mounted units with neutral marble effect worktops. New integrated appliances include Bosch 6-ring gas hob with extractor over, Bosch double oven and microwave. Zanussi integrated dishwasher, space for large upright fridge freezer, stainless steel sink and half sink with mixer tap and drainer. The utility room has matching units, stainless steel sink and Siemens washing machine and has a back door with access to the side.

The property has a carpeted staircase with wooden bannister leading to a carpeted gallery style landing with shelved airing cupboard, roof hatch with ladder to boarded loft and doors to all first floor rooms. Bedroom 1 with carpet and window to rear aspect having integrated double wardrobes, wiring for wall mounted tv and door to en-suite with double shower, contemporary tiling, pedestal wash hand basin with chrome taps, wc. and extractor. Bedroom 2 is carpeted and has a window to side aspect. Bedroom 3, carpeted with double window to front aspect. Bedroom 4, carpeted with window to front aspect. Family Bathroom, fully tiled and recently re-fitted with contemporary bath and Roper Rhodes chrome bath furniture, square rain shower over and glass shower screen. Low level W.C, double basins with rain shower taps set in vanity unit with mirror over. Wood

Externally to the rear the garden has been developed to contain a decked patio area with steps up to lawned area with gravel pathway. Outside power supply and door to double garage. To the front of the property the driveway is part block paved. To the side is the Garage which has a part double boarded roof space with loft ladder.





Energy performance certificate (EPC)

57 Stone Drive SHIFNAL TF11 9LX	Energy rating C	Valid until:	10 September 2035
		Certificate number:	0300-2370-1510-2595-6485

Property type Detached house

Total floor area 112 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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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