

## 30 Stone Drive Shifnal TF11 9HQ

(TREE IS BEING CUT DOWN) A Substantial Four Bedroom Detached House within the select Thomas Beddoes development of family homes with the benefit of NO UPWARD CHAIN. The property is well placed on the southern rural fringe of Shifnal with everyday amenities and local schools only moments away, offering a perfect blend of town and country. 30 Stone Drive caters perfectly for today's modern lifestyle with its well proportioned stylish layout of rooms arranged over two floors. You are welcomed into an entrance hall complete with a downstairs Guest Cloakroom and access to the kitchen as well as the spacious front facing Lounge featuring a contemporary fire adding a focal point with its cosy glow. Just off the lounge a Dining Room with French doors to the rear garden connects to the stylish well equipped Kitchen. Upstairs is also thoughtfully designed with a spacious Master Bedroom having its own En Suite, Three further double bedrooms and a good sized single bedroom along with a Family Bathroom. A lawned and enclosed rear garden provides space for dining and family leisure, whilst parking alongside the property and a detached garage provide ample space for family cars. Shifnal is also well served with a rail station and easy access to the M54 motorway networks giving connections to Telford, Shrewsbury, Birmingham and beyond.



**ACCESS** The property sits behind a hedged and lawned boundary with a tarmacadum driveway extending to the detached garage providing ample parking along with gated access to the rear garden.

## Overview

- A Substantial Four Bedroom Detached Home in a select modern development with the benefit of **NO UPWARD CHAIN**
- Two reception rooms
- Downstairs guest cloakroom
- Fully fitted and well equipped contemporary kitchen
- Three double bedrooms, principle with en suite, a good sized single bedroom along with a house bathroom
- Gas Central Heating and full double glazing

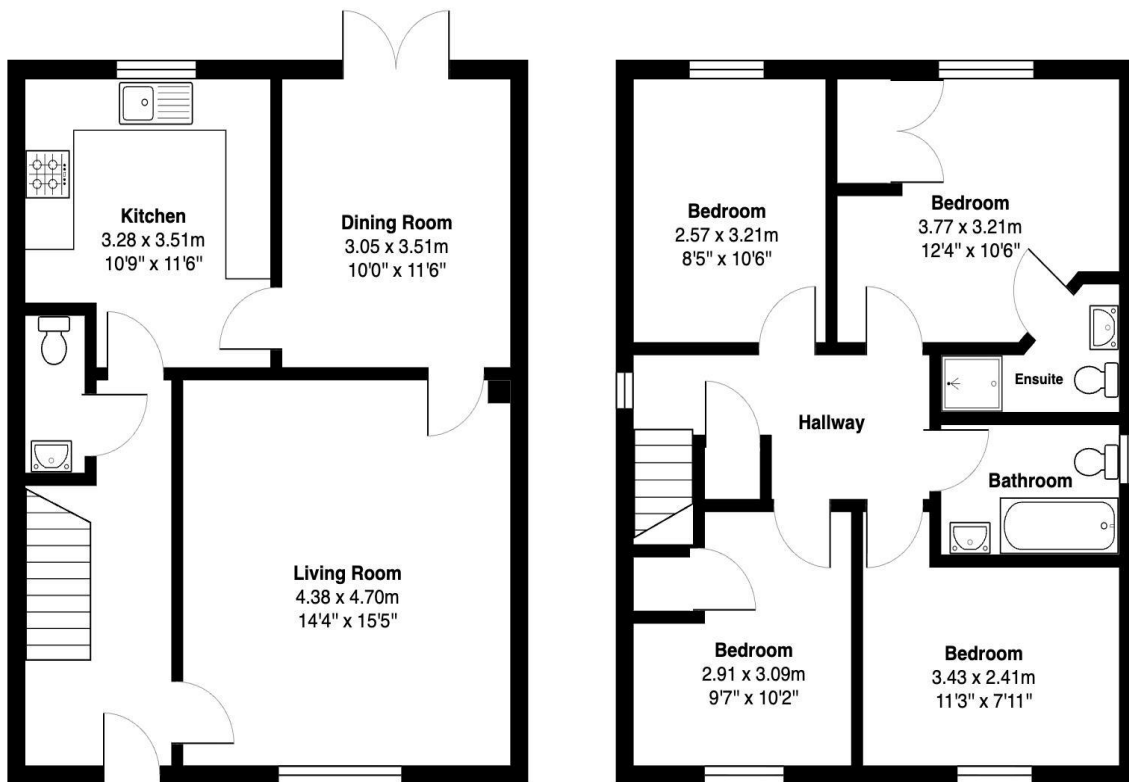


**ACCOMMODATION** Accommodating a staircase to the first floor landing and having a covered radiator, two ceiling lights, doors to the lounge and kitchen, a deep understairs storage cupboard for household essentials, and flooring laid to high quality vinyl extending to a **DOWNSTAIRS GUEST CLOAKROOM** Having a radiator, extractor fan, ceiling light, a corner hand wash basin and W.C. **LOUNGE** A front facing room dressed with a wooden slatted window blind and having a t.v. ariel socket, ceiling lighting, two radiators, flooring laid to carpet and featuring a contemporary wall mounted electric fire perfect to take the edge of those chilly mornings. **DINING ROOM** Having flooring laid to wood effect laminate, radiator, ceiling light point, French doors to the rear garden and access into **KITCHEN** Well equipped with integrated appliances including a fridge/freezer, washing machine, dishwasher, a four ring gas hob with electric oven beneath and extractor over. A stainless steel one and a half bowl sink is inset within butchers block style work surfaces with upstands and an eye catching array of sleek cupboards flank the walls. In addition the gas central heating boiler sits within a wall mounted cupboard, downlighting provides evening illumination and flooring is laid with high quality vinyl.



A carpeted staircase rises to the **FIRST FLOOR SPACIOUS LANDING** With a stairhead window, carpet, two ceiling lights, a ceiling hatch to roof space and a built in airing cupboard housing the hot water cylinder. **MASTER BEDROOM** Overlooking the rear aspect and having ceiling light, carpet, radiator, built in wardrobes and access to **EN SUITE SHOWER ROOM** With laminate flooring, a radiator, ceiling lighting and featuring an attractive contemporary suite comprising of a fully tiled shower enclosure, pedestal hand wash basin and W.C. **BEDROOM TWO** A further double sized room having an aspect over the rear garden, radiator, ceiling lighting and flooring laid to carpet. **BEDROOM THREE** Having an aspect over the front of the property, radiator, ceiling lighting, carpet and ample space for a double sized bed. **BEDROOM FOUR** A further frontal aspect single sized room with carpet, ceiling lighting, radiator and the benefit of a built in wardrobe. **FAMILY BATHROOM** Having a side aspect privacy window and attractive wall tiling, vinyl flooring, ceiling lighting, an extractor fan, radiator and a contemporary suite of panelled bath with thermostatic shower over, pedestal hand wash basin and a W.C. **REAR GARDEN** Laid with a paved patio having a cold water tap and a lawn bordered with a variety of flowering shrubs. The garden is fully enclosed with fence panelling and a garden gate provides access to the detached garage and driveway parking. **SHROPSHIRE COUNCIL TAX BAND: D EPC RATING: C DIRECTIONS:** From Shifnal town centre take the A464 Wolverhampton Road and follow the road along turning left into Lloyd Grove within the Thomas Beddoes development. Follow the road along turning first right into Stone Drive where the property sits on the left hand side of the road as indicated by our For Sale Board.





Total Area: 108.8 m<sup>2</sup> ... 1171 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



## Selling your home?

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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