

7 Stone Drive Shifnal TF11 9LX

Enjoy Multi-Level living in this thoughtfully designed modern Three Bedroom, Two Bathroom Townhouse with a layout of rooms over three floors maximising space. The property sits on the semi rural fringe of delightful Shifnal within an exclusive modern development, a convenient location for access to all the amenities in this vibrant town centre offering a splendid selection of restaurants, bars, cafes, shops along with medical and dental practices. The local schools are also highly regarded and the town is well connected for those having to commute by rail or the motorway networks. Trains run frequently from Shifnal station and the M54 is only a short driving distance. You are welcomed into the property through an Entrance Hall accommodating a Guest Cloakroom and a front facing Kitchen. An impressively extended and inviting Living/Dining Room stretches to elegant French doors opening into the rear garden and the tall ceiling height with its Velux windows fills the rooms with an abundance of natural light. Upstairs across the first floor landing a generous sized bedroom and a single bedroom currently in use as a study, share the house bathroom. A secondary staircase rises to a Wow Factor Master En Suite third bedroom having an impressive vaulted ceiling and a dressing room. The rear garden is enclosed and laid out with seating areas perfect to enjoy lazy afternoons and there's also access to a driveway and the detached garage to the rear of the property.



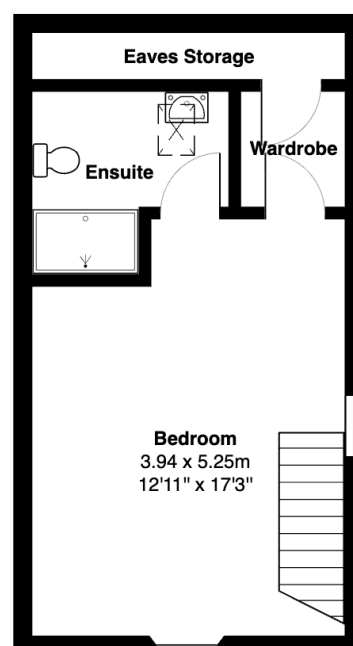
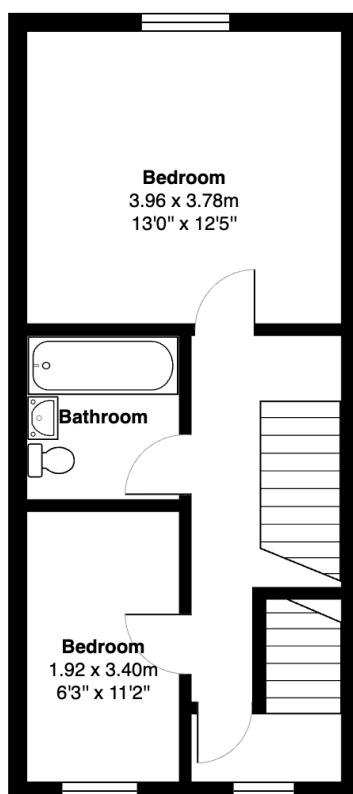
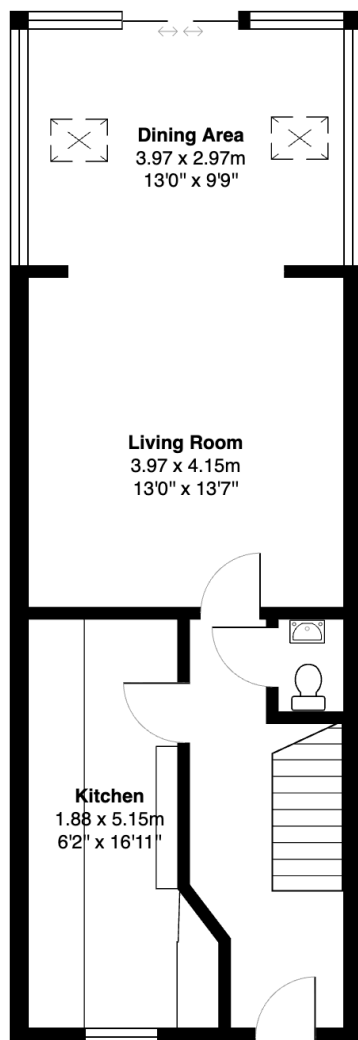


ACCESS The property sits behind a neat hedged border with a paved pathway running along to the main front door.

ACCOMMODATION A pitched tiled porch with a composite entrance door gives access to the **ENTRANCE HALL** With the benefit of having built in cupboards beneath the staircase providing useful storage, a radiator, two ceiling lights, a staircase to the first floor, oak effect laminate flooring and doors to the cloakroom, kitchen and living/dining room.

DOWNSTAIRS GUEST CLOAKROOM With ceramic tiled flooring, an extractor fan, ceiling light, a radiator and a suite comprising of a pedestal hand wash basin and W.C. **KITCHEN** Having a front facing outlook and a privacy shutter window blind, a stainless steel sink and drainer, flooring laid to high quality vinyl, ceiling spotlights, radiator, an extractor fan, a wall mounted cupboard housing the gas central heating boiler and a further extensive range of modern cupboards topped with butchers block style work surfaces including a breakfast bar. There's also a stainless steel extractor hood set over a gas hob with two separate wok burners in addition to four other burners and an electric oven. The kitchen offers plenty of space for an upright fridge/freezer along with plumbing for a washing machine, tumble dryer and a dishwasher. **LIVING/DINING ROOM** This impressively extended cosy room bathed in natural light through the skylight windows, two further high level windows and elegant French doors offers a perfect uplifting space for family to gather and enjoy culinary delights created in the kitchen. Downlighting within the extension provides evening illumination, flooring is laid to high quality laminate throughout the kitchen and two radiators create warmth.

From the entrance hall a carpeted balustraded staircase with handrail rises to the **FIRST FLOOR GALLERIED LANDING** With a covered radiator, a stairhead window, carpet, two ceiling lights, doors to Bedroom One and Two along with the House Bathroom and a door to a small front facing carpeted landing with ceiling lighting giving access to a carpeted staircase to the Second Floor Master En Suite Bedroom. **BEDROOM ONE** A spacious double sized bedroom overlooking the rear aspect with carpet, ceiling light and a radiator. **BEDROOM TWO** A single sized room and currently in use as a study overlooking the front of the property with carpet, a radiator and ceiling lighting. **HOUSE BATHROOM** With a ceramic tiled floor, extractor fan, ceiling light, radiator, pedestal hand wash basin, a panelled bath with electric shower over and a W.C. Ascending the secondary staircase you will find a most generous sized **MASTER EN SUITE BEDROOM WITH DRESSING ROOM** featuring an impressive vaulted ceiling, front and side facing aspects, two radiators, cosy carpet, a wall light and access to the en suite and **DRESSING ROOM** Having flooring laid to carpet, ceiling lighting and a door giving access to useful under eaves storage space. **EN SUITE SHOWER ROOM** With a Velux roof light, ceramic tiled flooring, a radiator, an extractor fan, ceiling lighting and a fully tiled large walk-in shower enclosure with electric shower over, a pedestal hand wash basin and W.C. **REAR GARDEN** A peaceful enclosed retreat to enjoy summer dining on the decking overlooking a well kept lawn bordered with perennials and there's also the benefit of gated access to a tarmac driveway fronting the detached garage. **GARAGE** Of brick construction with a tiled apex roof giving useful storage within and an up and over door. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: C DIRECTIONS:** From the centre of Shifnal take the A464 Wolverhampton Road and follow the road along past the Park House, turning second left into the development at the roundabout where the property sits immediately on the left.



Total Area: 117.5 m² ... 1264 ft²

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
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01952 460000

Email: info@fieldsofshifnal.co.uk

4 Broadway, Shifnal, TF11 8AZ



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