



195 Stone Drive Shifnal TF11 9AY

A Stylishly Appointed Three Bedroom End of Terrace Home in a select cul de sac nestled within a modern development on the southern fringe of delightful Shifnal. The bustling town centre with its array of independent small shops, welcoming restaurants, traditional bars, cafes and local schools is only moments away along with a new medical practice. Adding to the appeal for families, Shifnal also enjoys a busy social calendar and a strong community spirit hosting a traditional summer fair, carnival and a market celebrating Christmas. 195 Stone Drive is built to a well planned design catering perfectly for today's modern day lifestyle and the impressive high quality accommodation begins with a welcoming Entrance Hall and a bright bay fronted cosy Lounge flowing into an Inner Hallway accommodating a convenient Downstairs Guest Cloakroom and a useful walk-in storage cupboard for household essentials. The Dining Kitchen beyond is a chef's dream where high gloss sleek cupboards and work surfaces are abundant for creating culinary delights to impress family and friends. Upstairs the landing is spacious and the bedrooms presented in a light and bright finish impress especially the Principle bedroom with its En Suite and calming decor offering peace and tranquility after a busy day. There's a further double bedroom and a single bedroom offering versatility for use as a study along with the stylishly appointed bathroom. Commuters will find Shifnal station particularly convenient with services running to Telford, Shrewsbury, Birmingham and beyond to London Euston and the M54 is also within easy access at Junctions 3 and 4.

ACCESS The property sits behind a lawned front garden with paving stepping up to the front door. Alongside the house a tarmac driveway bordered with a grass verge and hedging provides parking for two to three cars and there's gated access to the rear garden.

Overview

- A Stylishly Appointed Three Bedroom End of Terrace Three Bedroom Home within a semi rural location bordering farmland on the southern fringe of Shifnal, one of Shropshire's most delightful historic towns
- An excellent choice of Amenities including welcoming restaurants, shops, cafes, traditional bars, a new medical practice and local schools just moments away
- Easy access to road and rail links
- Front facing spacious Lounge connecting to an Inner Hallway housing a Guest Cloakroom and a walk-in cupboard perfect for storing household essentials
- Gorgeous sleek contemporary and spacious well equipped Dining Kitchen
- Principle En Suite Bedroom, a further double sized bedroom and the third single bedroom offers the versatility for use as a study.
- Combi gas central heating and full Double Glazing
- The Rear Garden is enclosed giving privacy for summer dining and the children to play

ACCOMMODATION A tiled overhang porch with lighting alongside and a composite part glazed door opens to **ENTRANCE HALL** With ceramic tiled flooring, a meter cupboard, ceiling lighting, a staircase to the first floor and a door to **LOUNGE** Featuring a front facing deep bay window, radiator, ceiling lighting, carpet and a door to **INNER HALLWAY** With doors to a walk-in deep storage cupboard with lighting for housing household essentials and flooring laid with eye catching ceramic tiling continuing into the dining kitchen along with the **DOWNSTAIRS GUEST CLOAKROOM** With a ceiling extractor fan, lighting, radiator, a contemporary pedestal hand wash basin and **W.C.** **DINING KITCHEN** Featuring elegant French doors giving access to the rear garden, two ceiling light points and an extractor fan, radiator and an array of sleek high gloss cupboards topped with contrasting work surfaces and upstands incorporating a sink and drainer, four ring gas hob with splashback and a stainless steel extractor hood over as well as a wall mounted cupboard housing the combi gas central heating boiler. Furthermore integrated appliances include a double oven with grill, a dishwasher, fridge/freezer and a washing machine.

A carpeted staircase with handrail rises to the **FIRST FLOOR SPACIOUS LANDING** Having carpet, ceiling lighting, loft access hatch, radiator. **PRINCIPLE BEDROOM** Having a radiator, ceiling lighting, carpet and a door to **EN SUITE SHOWER ROOM** Attractively tiled walls and ceramic flooring and a front facing privacy window along with a heated chrome towel rail, pedestal hand wash basin, W.C., and a shower cubicle with a thermostatic shower over. **BEDROOM TWO** A double bed sized room overlooking the rear aspect with radiator, carpet and ceiling lighting. **BEDROOM THREE** A single bed sized room offering the versatility for use as a study to suit a family's needs. **BATHROOM** Tastefully appointed with wall and floor tiling, a heated chrome towel rail, panelled bath with a thermostatic shower over and screen, pedestal hand wash basin and a W.C. **REAR GARDEN** Mainly laid to a lush lawn and a paved patio to enjoy dining al fresco with friends and family. Perimeter fence panelling gives privacy and there's gated access to the driveway in addition to having a cold water tap. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: C DIRECTIONS:** From Market Place in Shifnal take the Wolverhampton Road (A464) and follow the road along past the Park House, turning second left into Hough Way at the roundabout. Carry on past Shelley Drive and Bergoyne Close Continuing along to the end of Stone Drive where the property is straight ahead. [what3words///townhouse.violin.fetches](#)







Total Area: 71.7 m² ... 771 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
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

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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