

31 Applebrook Shifnal. TF11 9PZ

Three Bedroom Semi Detached House Requiring Updating and some Cosmetic Improvement yet has much potential after sprucing it up to create a home to be proud of. The secluded end of cul de sac location in a highly sought after development in Shifnal only a short distance to local schools and the towns amenities is perfect for families. This popular historic town surrounded by the glorious Shropshire countryside also enjoys a strong community spirit hosting a traditional summer fair, carnival and a Christmas Fair. The accommodation begins with an Entrance Hall accommodating a staircase and access into the front facing Lounge flowing into the good sized Dining Kitchen with a pleasing outlook over the rear garden. Upstairs two bedrooms are doubles and there's a single bedroom, all served by a modern House Bathroom. The rear garden is enclosed, private and laid to lawn perfect for dining al fresco.

ACCESS At the very end of Applebrook, in a cul de sac location the property sits behind a tall hedgerow with a front lawned garden and steps leading down to the front door. Driveway parking fronts the detached garage.

Overview

- With NO UPWARD CHAIN a Three Bedroom Semi Detached House Requiring Upgrading and some Cosmetic Improvement
- Secluded end of cul de sac position within a sought after residential development in Shifnal
- Amenities and local schools just minutes away along with easy access to road and rail links
- Front facing spacious Lounge, Dining Kitchen with modern additions and having rear garden access
- Two double bedrooms and a single bedroom sharing the modern House Bathroom
- Combi Gas Central Heating and full Double Glazing
- Front and Rear Gardens, Driveway Parking fronting a Detached Garage

ACCOMMODATION A part glazed UPVC entrance door gives access to **ENTRANCE HALL** With ceiling lighting, contemporary column radiator, laminate wood effect flooring, stairs to the first floor and a door to **LOUNGE** With a front facing bay window, carpet, contemporary column radiator, t.v. aerial point, ceiling lighting and access to **DINING KITCHEN** Of good proportions with a useful walk-in storage facility, ceramic tiled flooring, two ceiling lights, metro tiled walls, a range of modern cupboards and work surfaces, a four ring gas hob with electric oven beneath, stainless steel chimney extractor and sliding patio doors to the rear garden.

A carpeted staircase with handrail rises to the **FIRST FLOOR LANDING** With carpet, ceiling lighting and an airing cupboard housing a Combi gas central heating boiler. **BEDROOM ONE** A front facing double bedroom with carpet, ceiling lighting, radiator and a built in mirrored wardrobe. **BEDROOM TWO** A single sized front facing bedroom with carpet, ceiling lighting, radiator. **BEDROOM THREE** A double sized rear facing bedroom with carpet, radiator, ceiling lighting and a built in wardrobe. **HOUSE BATHROOM** Having a rear aspect privacy window, modern ceramic tiled walls and flooring, a chrome heated towel rail, downlighting and a suite comprising of a panelled P shaped bath with rainhead shower over with hand held attachment, pedestal hand wash basin with mixer tap and a cupboard beneath, W.C. **REAR GARDEN** Well screened with fence panelling and laid with crazy paving and a lawn bordered with a variety of shrubs and there's a cold water tap along with a timber garden shed giving storage. **DIRECTIONS:** From the centre of Shifnal take the Wolverhampton Road and after the Park House Hotel turn right into Park Lane and third right into Brimstree Drive. Follow the road down turning right into Applebrook and continue along the road round to the right where the property sits tucked away at the end of the cul de sac. **SAT NAV : TF11 9PZ SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: C**

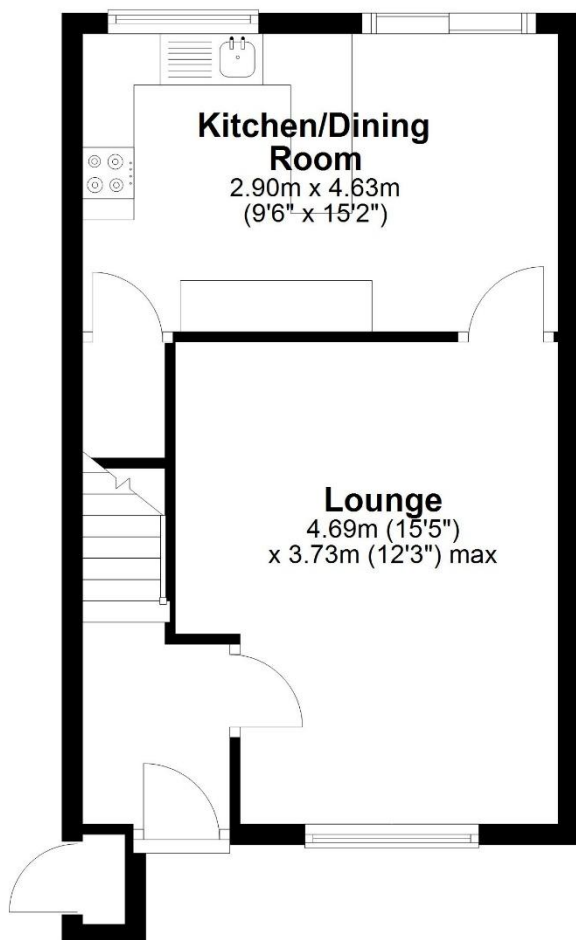






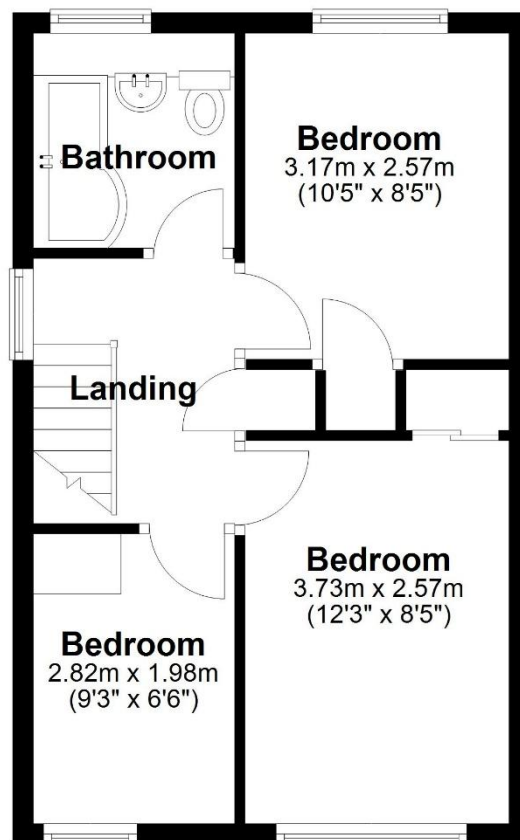
Ground Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



First Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 71.9 sq. metres (773.7 sq. feet)

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