



15 Applebrook, Shifnal, TF11 9PZ

BERRIMAN
EATON

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A well presented family home with extended accommodation to the ground floor in a sought after location close to the heart of Shifnal

LOCATION

Applebrook forms part of a development which lies within walking distance of the centre of Shifnal which is a highly regarded Shropshire former market town. Shifnal provides a full complement of local facilities which are ideal for everyday requirements and Shifnal is well served by schooling in both sectors.

Communications are excellent with Shifnal train station providing direct services to Shrewsbury, Birmingham and beyond and the M54 is within a few minutes drive facilitating fast access to the entire motorway network.

DESCRIPTION

15 Applebrook is a link detached property with well proportioned accommodation over both ground and first floors. The reception rooms flow with a through lounge and dining room which open into both the conservatory and the kitchen. There are three bedrooms and bathroom to the first floor and the former garage has been converted to create a useful utility and store.

The garden backs onto the Wesley Brook creating a peaceful backdrop and the property benefits from double glazing and gas central heating.

ACCOMMODATION

An open PORCH with external lighting has a double glazed front door opening into the HALL with Luxury Vinyl Tiling flooring, dado rail and an understairs store. There is a through reception room with LVT flooring throughout and integrated ceiling lighting. The LOUNGE has a double glazed bay window to the front and the DINING AREA provides ample space for dining, is suitable for a study area or a playroom and has a patio door opening into the CONSERVATORY with double glazed windows to two elevations and a patio door opening into the garden, tiled flooring and an electric heater making it usable all year round. Doors from both the dining room and the hall open into the KITCHEN with a range of wall and base units with roll top working surfaces with breakfast bar end, tiled splash back, under cupboard lighting, there are integrated appliances including a four ring gas hob with stainless steel splash back, extractor fan above and electric oven beneath, there is space for a dishwasher and a fridge freezer, tiled flooring throughout, windows to the conservatory and the side along with a side door.

Stairs from the hall rise to the first floor landing with a double glazed window to the side, a linen cupboard with slatted shelving and access to the loft via a drop down ladder. BEDROOM ONE is a good size double with a range of fitted wardrobes, coved ceiling and a double glazed window to the front. BEDROOM TWO is also double in size with a double glazed window to the rear and coved ceiling and BEDROOM THREE is a good size with a double glazed window to the front. The BATHROOM has a corner bath with waterfall head shower over, vanity unit with wash basin and drawers beneath, WC, tiled floor and walls, heated ladder towel rail and a double glazed window.

OUTSIDE

15 Applebrook sits behind a DRIVEWAY laid in brick pavements affording off road parking for two cars with a gravelled area to one side. The former garage has been converted to provide a STORE with an up and over door, electric light and power and a door to a LAUNDRY with plumbing for a washing machine and tumble dryer with cupboards over. The REAR GARDEN has a paved patio and area of decking for seating, a shaped lawn, raised beds with mature trees and shrubs to the borders and a split level of decked seating over the Wesley Brook.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low

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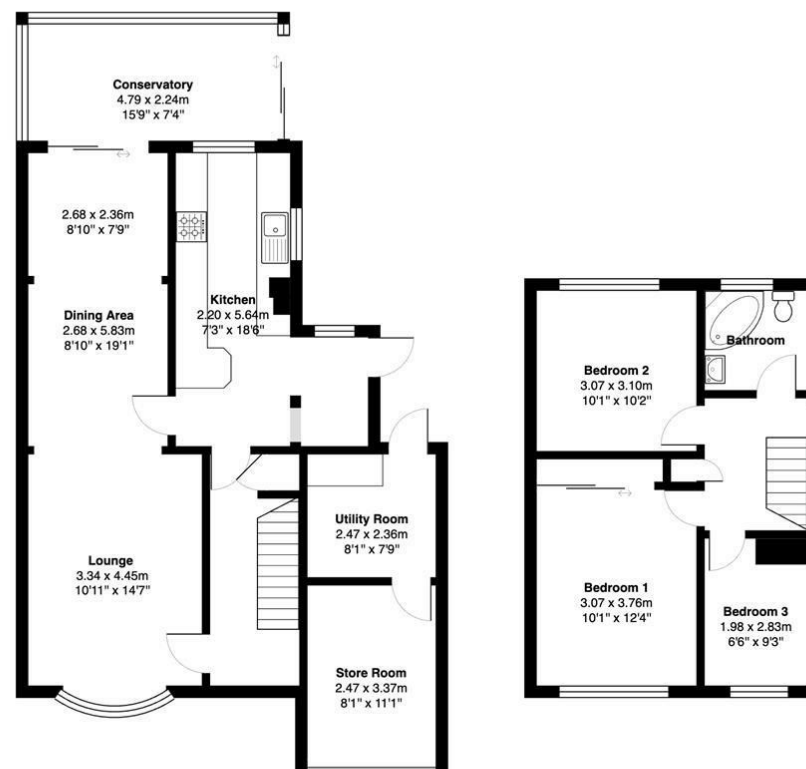
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www.berrimaneaton.co.uk

Offers Around
£325,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Total Area: 122.7 m² ... 1321 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)

