



1 Edge Avenue, Shifnal

A Stunning Three Bedroom Detached Family House In Prime Position On A Popular Modern Development Of Luxury Homes. Just On The Outskirts Of Shifnal & Ideal For Purchasers Requiring A Quality Home, Ready To Just Move Into!

1 Edge Avenue, Shifnal, TF11 8FS

Asking Price: £255,000

Tenure: Freehold

Council Tax: Band C - Shropshire

EPC Rating: B (84) No: 8481-7139-6500-2151-6906

Total Floor Area: 865.4sq feet (80.4sq metres) Approx.

Services: We are informed by the Vendors that all main services are installed

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

Mobile: Ofcom checker shows one of four main providers has variable coverage indoor and three have good coverage outdoor.

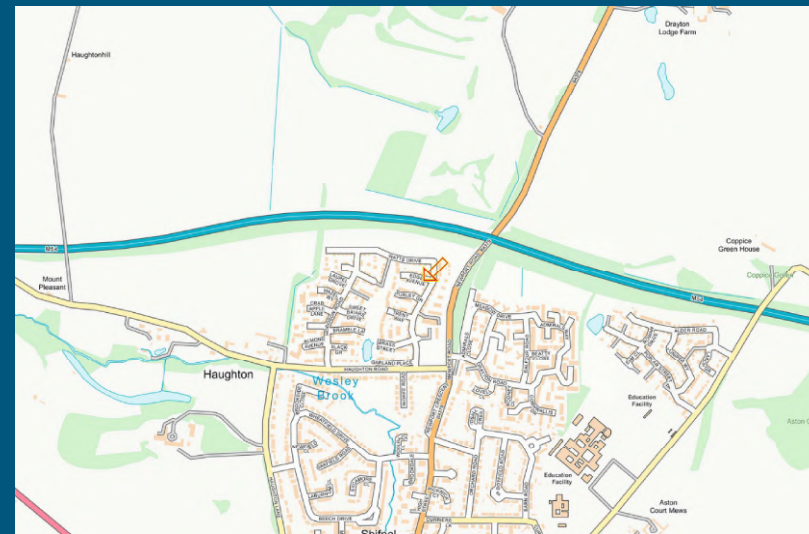
Occupying a choice cul-de-sac position off Watts Drive, on this recently constructed development on the outskirts of this former market town known as Shifnal, consisting of luxury high quality builds, this impressive semi-detached house has been built to a well-planned design utilising the maximum space and creating a first class family home.

Constructed in 2018 by Taylor Wimpey, this delightful property includes many distinctive and charming features throughout including trendy & simplistic decor, modern bathrooms, comfortable living room and a smart contemporary full width dining kitchen.

With internal inspection highly recommended the beautifully presented interior, measuring at approx. 865.4sq feet, the accommodation includes entrance hall with staircase to first floor, front living room and a full width open plan kitchen with family & dining area. The ground floor also includes a guest cloakroom and a useful utility cupboard/pantry. On the first floor, the landing leads to three good bedrooms and both master ensuite shower room and family bathroom are fitted with modern white suites. At the front of the property is a driveway providing off road parking. The south facing rear garden has been sympathetically landscaped to match the quality of the interior with a large paved terrace overlooking the artificial lawn, creating an excellent useable outdoor space.

Located on the north border of Shifnal and convenient for the majority of amenities on the High Street including local shops, coffee shops & restaurants, the area is served well with favoured schooling, Shifnal Primary School, Idsall School & Shifnal Town Football Club! Edge Avenue is also within walking reach of Shifnal railway station for direct services to Birmingham, Wolverhampton, Telford and Shrewsbury. There are also good road connections to Wolverhampton, Telford, Shrewsbury and Birmingham, while access to the M54 is less than five miles away for links to the M6 and M5.

Ideal for purchasers requiring a comfortable family home, ready to just move into, the accommodation further comprises:



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Entrance Hall: Composite double glazed opaque front door, radiator, recessed ceiling spotlights, laminate effect vinyl flooring and stairs to first floor.

Living Room: 14ft (4.26m) x 12'1" (3.69m)

Radiator, laminate effect vinyl flooring and double glazed window to front.

Dining Kitchen: 9'5" (2.87m) x 15'4" (4.68m)

Fitted with a matching suite of light gloss modern units comprising stainless steel 1½ drainer sink unit, a range of base cupboards, drawers & suspended wall cupboards, wood effect laminate worktops with white glazed brick tiled splashbacks, built in appliances include electric oven, 4-ring gas hob with stainless steel extractor hood over, dishwasher, fridge & freezer, concealed wall mounted gas fired central heating boiler, plumbing for washing machine, radiator, recessed ceiling spotlights, walk in pantry, tiled flooring and double glazed French doors to rear garden.

Fitted Cloakroom: x 6ft (1.84m) x 3'4" (1.03m)

Fitted with a white low level WC, pedestal wash hand basin, radiator, tiled flooring and extractor fan.

First Floor Landing: Loft hatch.

Bedroom One: 11'2' (3.41m max) x 12ft (3.65m max)

Built in mirrored double wardrobe, radiator and double glazed window to front. **Ensuite: 5'9" (1.79m) x 5'5" (1.68m)** Fitted with a white suite comprising corner shower with electric wall mounted shower unit, low level WC, pedestal wash hand basin, white heated towel rail, part tiled walls, recessed ceiling spotlights, extractor fan, laminate effect vinyl flooring and double glazed opaque window to front.

Bedroom Two: 11ft (3.35m) x 8'8" (2.65m)

Radiator and double glazed window to rear.

Bedroom Three: 11'7" (3.35m) x 6'7" (2.00m)

Radiator and double glazed window to rear

Bathroom: 6'7" (2.05m) x 5'6" (1.72m)

Fitted with a white suite comprising panelled bath with shower unit & screen, pedestal wash hand basin, low level WC, white heated towel rail, part tiled walls, laminate effect vinyl flooring and extractor fan.

Mature Rear Garden: Designed for low maintenance and providing an excellent useable outdoor space, the south facing rear garden includes a full width paved patio, artificial lawn, further gravelled area at rear with slate chippings, garden shed, exterior water, surrounding fencing and gated side entry.



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.







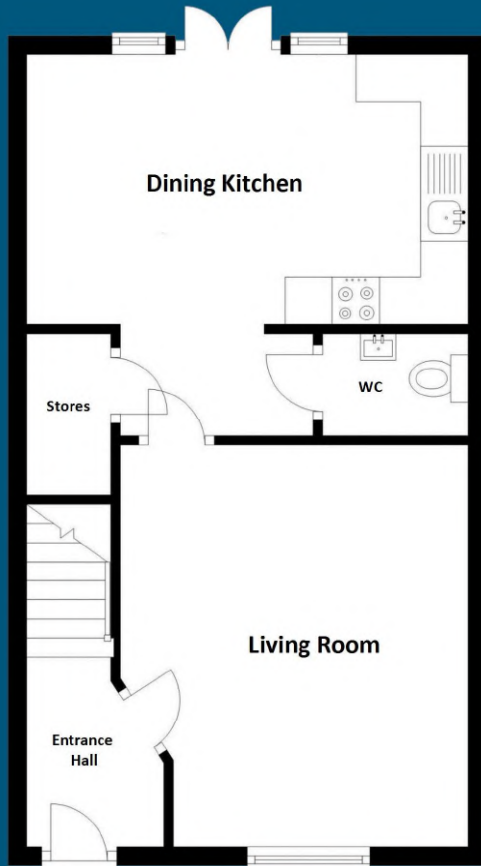






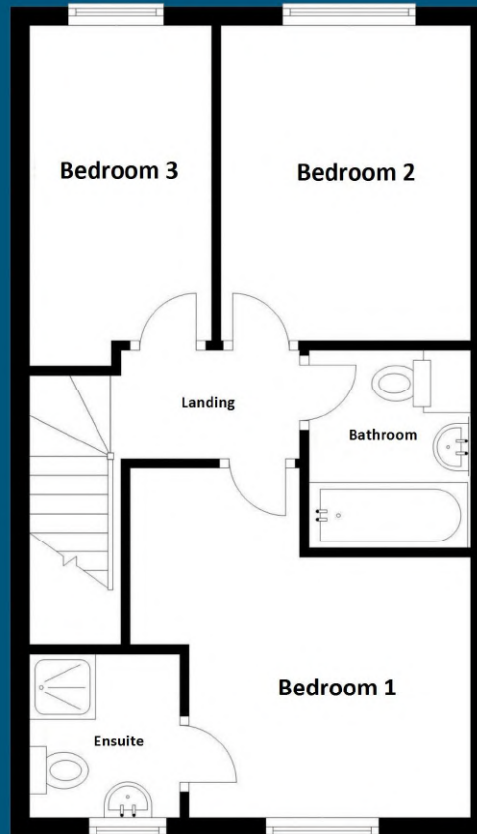
Ground Floor

Approx.: 424.1sq feet (39.4sq metres)



First Floor

Approx.: 441.2sq feet (41.4sq metres)



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Total Floor Area: 865.4sq feet (80.4sq metres) Approx.

Floorplans: Internal floor areas are approximate for general guidance only
– Not to scale position & size of doors, windows, appliances and other features are approximate

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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