

## 43 Applebrook Shifnal TF11 9PZ

An Immaculate Tastefully Appointed Three Bedroom Link Detached Family Home in a highly sought after Shifnal address with the Shropshire countryside nearby as well as local highly regarded schools and the wide choice of welcoming restaurants, shops, traditional pubs and cafes along with dental and medical practices certainly adds to the appeal. 43 Applebrook offers a perfect balance of space and practicality created by an extension of the ground floor accommodation combining the Lounge and Dining Area with the superb south facing Conservatory, a perfect spot to enjoy lazy afternoons overlooking the delightful rear garden. In addition the Breakfast Dining Kitchen extension provides even more utility and cupboard space. Upstairs you will find two double cosy bedrooms, a good sized single bedroom and an attractively appointed house bathroom. Communications are also excellent with Shifnal rail station providing direct services to Telford, Shrewsbury, Birmingham and beyond along with the M54 being within a few minutes driving distance.



**ACCESS** The property sits in an elevated position with a feature gravelled bed to one side and a spacious brick paved driveway fronting the attached garage/storage facility with a built in cupboard sitting alongside.

## Overview

- An Impressive Three Bedroom Link Detached Family Home with Generous Extended Ground Floor Accommodation
- Lounge and a Dining area with open access into the Conservatory
- Attractive well equipped breakfast dining Kitchen
- Two Double Bedrooms and a good sized Single Bedroom all served by a well appointed Bathroom
- The south facing rear garden is well laid out for family dining and the children to play
- An attached Garage now in use as a storage facility also gives access into the kitchen
- Combi Gas central heating and full double glazing
- Easy access to the town's amenities, local schools, Shifnal train station and the M54

**ACCOMMODATION** A step rises to an open porch with a double glazed entrance door opening to the **ENTRANCE HALL** Having a useful cloaks and storage cupboard, carpet, ceiling lighting, radiator and a staircase to the upper floor.

**LOUNGE** Featuring an attractive front facing deep bay window, carpet, ceiling lighting, coved ceiling, radiator and an open archway through to the **DINING AREA** With a ceiling light point over the dining area, coved ceiling, carpet, a radiator and open through to

**CONSERVATORY** Of UPVC construction with a roof opening window, further top openers, French doors to the rear garden, carpet, and power points.

**BREAKFAST DINING KITCHEN** Enjoying an aspect over the rear garden and a comprehensive range of stylish modern cupboards with roll top butchers block style work surfaces inset with a stainless steel sink and drainer with mixer tap, a four ring gas hob having a filtration unit over and an electric oven beneath. There's also space for a fridge/freezer and space for a washing machine along with a most useful shelved pantry for housing further household essentials, a breakfast dining bar and a door to the attached garage providing additional storage.

A carpeted staircase rises from the entrance hall to the **FIRST FLOOR LANDING** With a slatted shelved linen cupboard, a stairhead window, carpet, ceiling hatch to a boarded loft with ladder access.

**BEDROOM ONE** A double bed sized room overlooking the front aspect with carpet, ceiling light point, radiator and a built in wardrobe.

**BEDROOM TWO** A further double bed sized room overlooking the rear aspect with carpet, ceiling light point, radiator and also having the benefit of a built in wardrobe.

**BEDROOM THREE** A good sized single bedroom overlooking the frontal aspect and having carpet, radiator, ceiling light point.

**FAMILY BATHROOM** Attractively appointed with vinyl tiled effect flooring and ceramic tiled walls, a chrome heated ladder towel rail, ceiling lighting, panelled bath and screen with a thermostatic shower over having a hand held attachment, pedestal hand wash basin and a W.C.

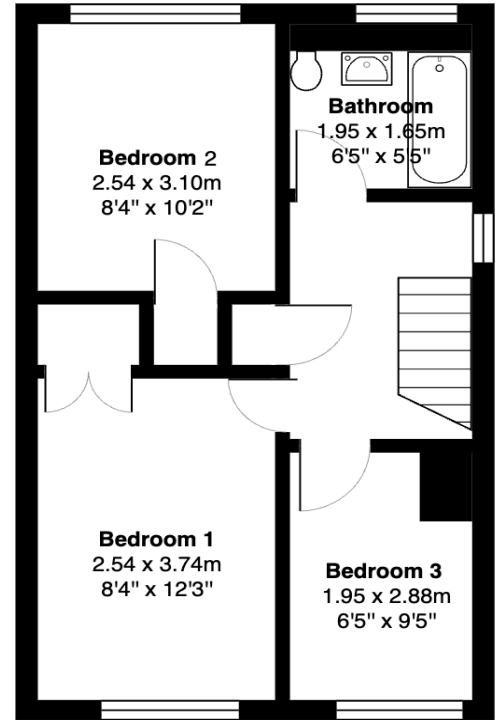
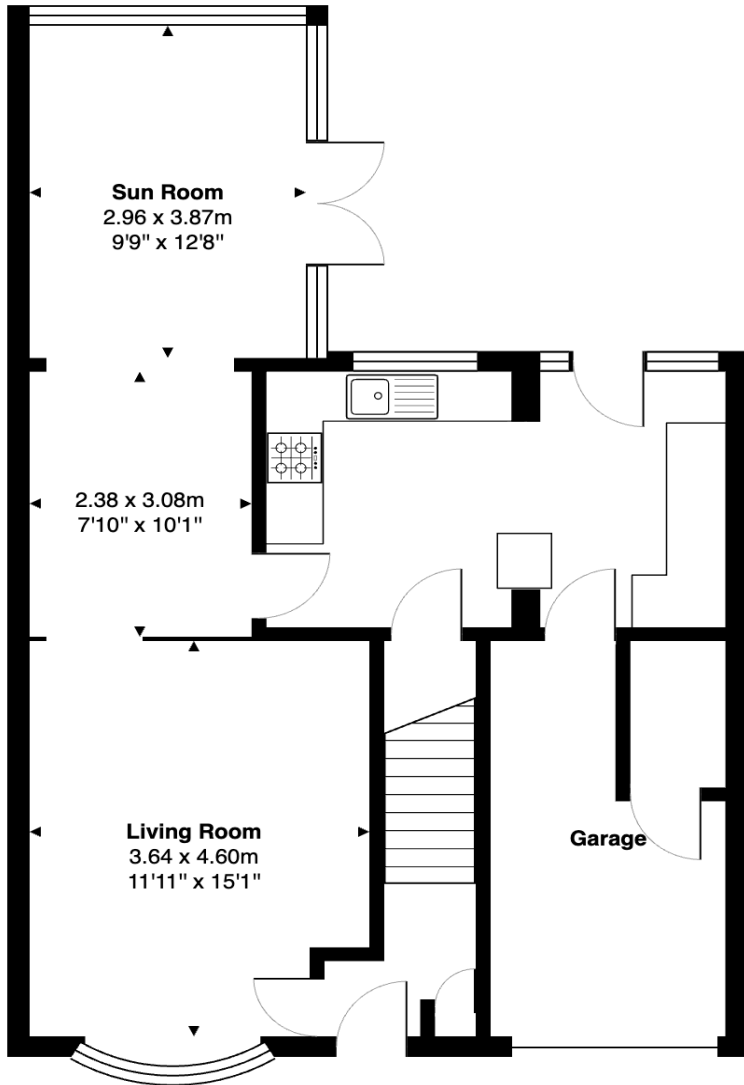
**REAR GARDEN** Enjoying a southerly aspect and well laid out for summer dining and recreation, laid with a paved patio extending towards steps up to a shaped lawn with a further paved seating area to enjoy the evening sun overlooking herbaceous flower borders creating colour and interest.

**SHROPSHIRE COUNCIL TAX BAND: C**

**EPC RATING: D**

**DIRECTIONS:** [What3words///odds.shampoo.mega](#) **SAT NAV: POST CODE: TF11 9PZ**





**Total Area: 106.6 m<sup>2</sup> ... 1147 ft<sup>2</sup>**

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 JOEWPHOTOGRAPHY.CO.UK)

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