

6 Drabble Close Shifnal TF11 9QN

6 Drabble Close an immaculate Three Bedroom, Two Bathroom modern home occupying a favoured cul de sac position on the semi rural fringe of Shifnal a delightful historic Shropshire town with the countryside on the doorstep, local schools nearby and the town centre restaurants, independent shops, cafes, traditional pubs and further amenities just minutes away. Step inside and you will discover a home designed to impress beginning with the entrance hall adorned with sleek porcelain tiling coupled with a stylish neutral contemporary decor which is reflected throughout the property creating a light and bright finish. The entrance hall takes you into a spacious deep bay fronted lounge where there's plenty of room for comfy sofas to unwind and relax. An inner hallway connects housing the downstairs W.C., along with a useful deep under stairs storage cupboard. Adding further appeal the beautifully appointed well equipped open plan dining kitchen offers a touch of elegance with an array of high gloss contemporary cabinets, contrasting work surfaces and the porcelain tiled flooring. The upper floor boasts a principle bedroom having its own en-suite, a further double bedroom and a good sized single bedroom sharing the attractively appointed bathroom. Shifnal is also well connected with the M54 being easily accessible via (J3 & 4) and a station in the town with regular train services running to Telford, Shrewsbury, Birmingham and beyond.



ACCESS The property sits behind a lawned front garden with a tandem tarmac driveway giving parking and gated access to the rear garden.

Overview

- An Immaculate Three Bedroom Two bathroom Semi-Detached Home with a landscaped rear garden
- Favoured cul de sac position on the rural fringe of Shifnal only a short distance to local schools and the town's amenities
- Stylish, comfortable and well proportioned living arranged over two floors of modern luxury
- Entrance hall, inner hallway, downstairs W.C., and the exquisite open plan dining kitchen have all been upgraded with sleek porcelain tiled flooring
- A welcoming bay fronted Lounge offers a further cosy room to unwind and relax
- Upstairs you will find a principle en-suite bedroom and a beautifully appointed bathroom serving the further two bedrooms
- Gas central heating and full double glazing
- Landscaped rear garden perfect for summer dining
- Tandem driveway parking for two cars

ACCOMMODATION Entrance porch with a pitched tiled roof and entrance door to **ENTRANCE HALL** Laid with porcelain tiled flooring and having a staircase to the first floor landing, ceiling light point, a covered radiator, built in meter cupboard housing the Wi-Fi and giving space to hang outdoor clothing and a door to **LOUNGE** With a front facing deep bay window, radiator, carpet, ceiling light point and a door connecting to **INNER HALLWAY** With a downstairs W.C. Having porcelain tiled flooring, ceiling light, extractor fan and a suite comprising of pedestal hand wash basin and W.C. **DEEP UNDER STAIRS STORAGE CUPBOARD** With plenty of space to accommodate household essentials. **OPEN PLAN DINING KITCHEN** The porcelain tiled flooring adds a touch of elegance along with the high gloss cabinets and contrasting work tops with upstands incorporating a stainless steel one and a half bowl stainless steel sink and drainer. Integrated appliances are abundant too comprising of an induction hob with splashback and a stainless steel chimney extractor over, a double oven with grill, integrated larder unit, fridge/freezer, dishwasher and a washer/dryer. Lighting is plentiful too with down lighting, a ceiling light point over the dining area and plinth lighting below the cabinets creating an impressive effect. A radiator provides warmth and the French doors opening into the garden add the perfect finishing touch.

A carpeted turning staircase with handrail rises to the **FIRST FLOOR LANDING** Having loft access hatch, ceiling light point and carpet. **PRINCIPLE BEDROOM** Front facing and having a radiator, ceiling light point, carpet and the benefit of built in wardrobes with shelving and clothes hanging space. **EN SUITE SHOWER ROOM** With attractive wall and floor tiling, down lighting, a pedestal hand wash basin, shower enclosure with electric shower, W.C. **BEDROOM TWO** A double bedroom overlooking the rear aspect and having radiator, ceiling light point and carpet. **BEDROOM THREE** A good sized single bedroom overlooking the rear aspect and having radiator, ceiling light point and carpet. **BATHROOM** Well appointed with stylish wall and floor tiling, a panelled bath with thermostatic shower over, pedestal hand wash basin and W.C., along with down lighting radiator and an extractor fan. **REAR GARDEN** Enclosed and well maintained, a perfect spot to enjoy dining al fresco on the terrace adorned with fabulous paving or sunbathe on the lush lawn. A convenient cold water tap is also housed within the garden and there's gated access to the tandem driveway. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: B DIRECTIONS: SAT NAV POST CODE: TF11 9QN** What3words:///denote.punctuate.leopard **DIRECTIONS**





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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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Email: info@fieldsofshifnal.co.uk

4 Broadway, Shifnal, TF11 8AZ



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



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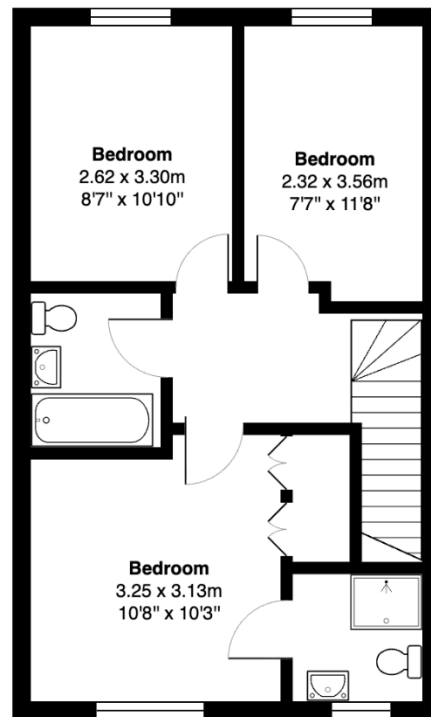
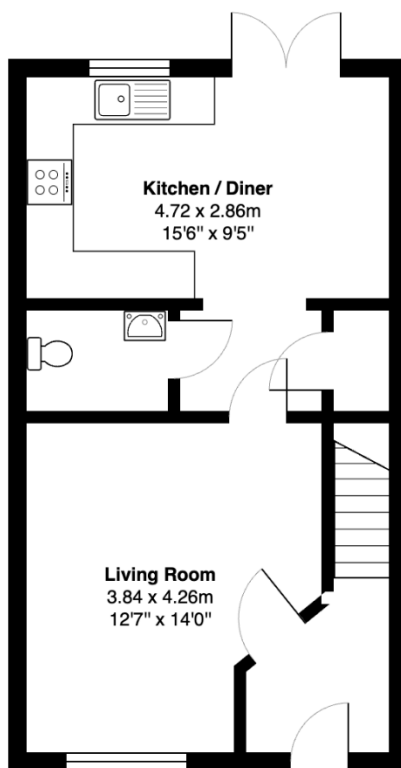
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Total Area: 85.8 m² ... 924 ft²

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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