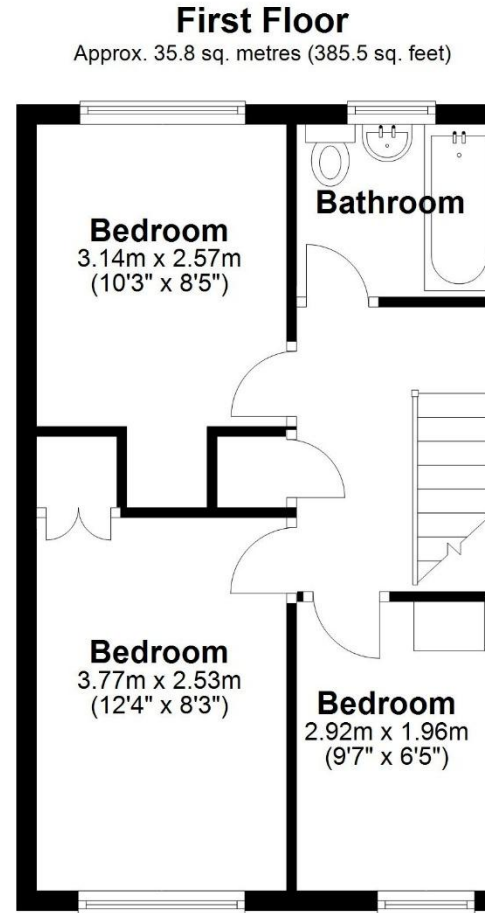
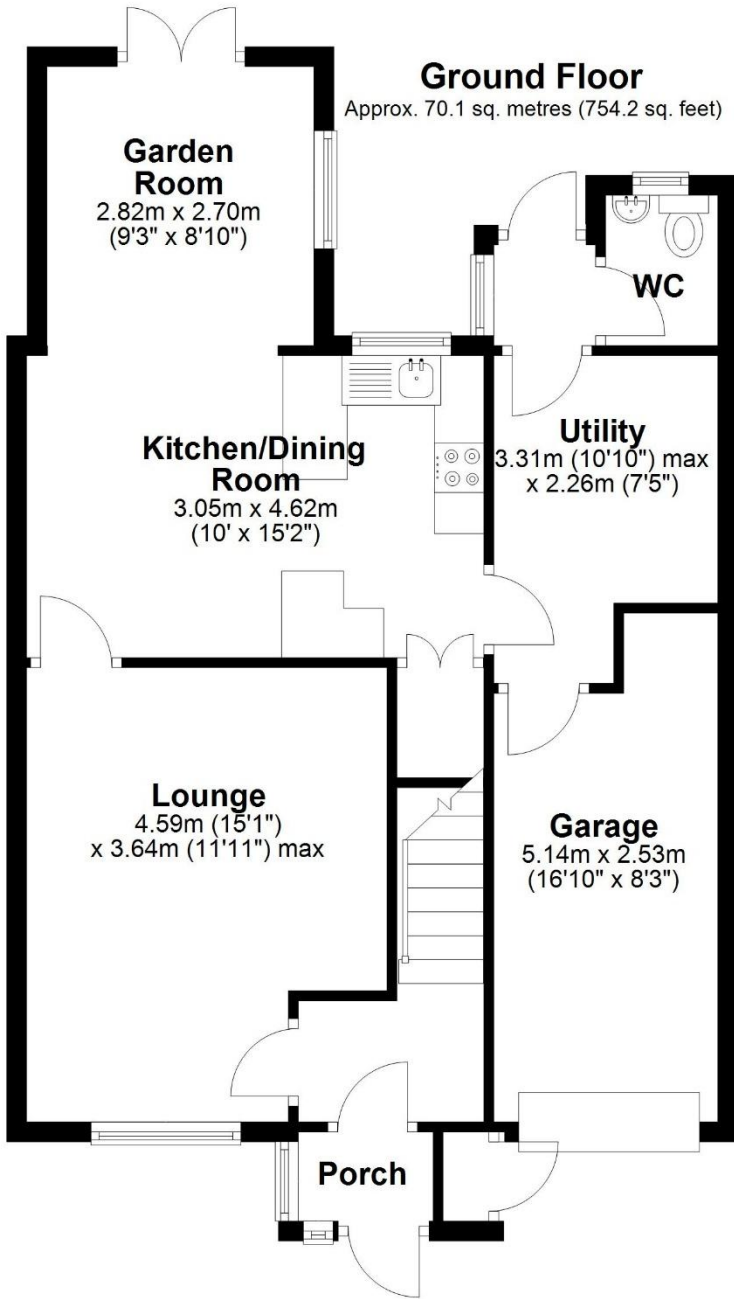


5 Applebrook Shifnal TF11 9PZ

A Superb Three Bedroom Link Detached Home with the benefit of ample driveway parking and a delightful private rear garden. A well located property nestled within Applebrook, Shifnal a charming historic town offering a vibrant mix of independent shops, restaurants, traditional pubs, cafes and a medical practice. Local schools are highly regarded and families who enjoy outdoor pursuits, countryside walks and parkland are plentiful within the Shropshire countryside surrounding the town. After stepping through the front door an entrance hall opens to a light and bright front facing Lounge connecting to the Open Plan Dining Kitchen extending to a garden room where you will enjoy an outlook over the garden. Alongside the kitchen a handy Utility Room opens to a downstairs W.C. Upstairs a family bathroom serves the three bedrooms, one currently in use as a home office. Shifnal is also well connected with the M54 being within easy travelling distance to (J3&4) and rail services running from its station to Telford, Shrewsbury, Birmingham and beyond to London Euston.



Total area: approx. 105.9 sq. metres (1139.8 sq. feet)

ACCESS A paved driveway fronting the garage bordered with a neat lawn and a small shrubbery fronts the property.

Overview

ACCOMMODATION

A UPVC and glazed porch opens to a further part glazed door to the **ENTRANCE HALL** With ceiling lighting, radiator, carpet and a staircase to the first floor.

LOUNGE With a deep bay window having a pleasing outlook, carpet, two wall lights and door to

OPEN PLAN DINING KITCHEN Laid with wood effect laminate flooring, lighting over the dining area and access through into the **GARDEN ROOM** Of brick construction, cavity insulation, a side aspect window, radiator and French doors to the rear garden. Glazing overlooks the garden having a one and a half composite sink and drainer beneath, and a range of farmhouse style cupboards with wall tiling below and contrasting work surfaces incorporate a five ring gas hob with electric oven and grill. In addition there's space and plumbing for a dishwasher, louvered doors to an understairs cupboard and a part glazed door to a spacious **UTILITY ROOM** With ceiling lighting, laminate flooring, space for a free standing fridge/freezer, space and plumbing for a washing machine and a part glazed door to a covered porch with access to the **DOWNSTAIRS WC**. With ceramic tiled flooring, downlighting, a rear aspect privacy window, chrome heated towel rail, pedestal hand wash basin and W.C.

A carpeted staircase rises to

FIRST FLOOR GALLERIED LANDING With a stairhead window, ceiling light, ceiling hatch to a part boarded loft.

BEDROOM ONE A double bed sized room overlooking the frontal aspect with carpet, ceiling light, radiator and a built in wardrobe - airing cupboard housing the combi gas central heating boiler on landing

BEDROOM TWO Overlooking the rear aspect a further double sized bedroom laid with laminate flooring having ceiling lighting and a radiator.

BEDROOM THREE A front facing room currently in use as a home office with wood effect laminate wood effect flooring, ceiling lighting and a radiator.

BATHROOM Having a rear aspect privacy window, vinyl flooring, ceiling lighting, radiator, wall tiling around the panelled bath with a thermostatic shower over and shower rail, a pedestal hand wash basin and a W.C.

REAR GARDEN Forming a peaceful and picturesque setting with Wesley brook babbling along behind the rear of the garden, a neat lawn and borders featuring an array of Acers, Coggia, Fatsia, many more stunning perennials and a paved patio for summer dining with friends and family.

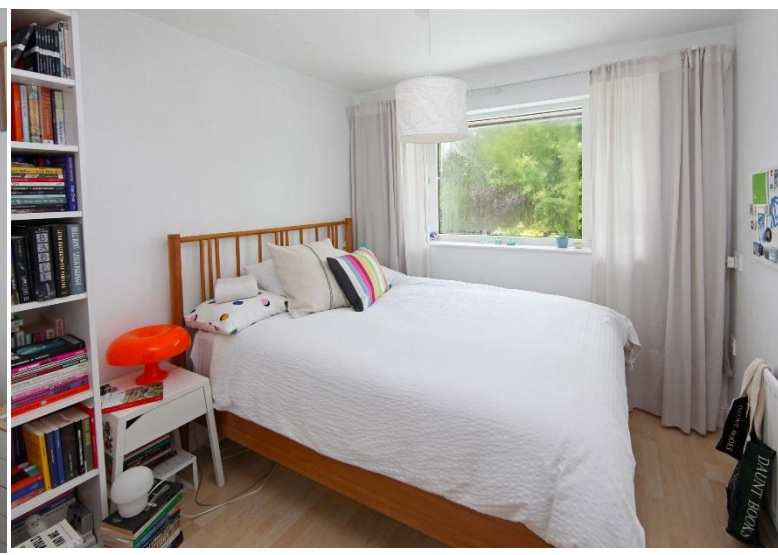
SHROPSHIRE COUNCIL TAX BAND: C

EPC RATING: D

DIRECTIONS: SAT NAV POST CODE: TF11 9PZ [What3words///richer.fries.reinvest](#)







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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