

20 Watts Drive Shifnal TF11 8FR

A Modern Tastefully Appointed Three Bedroom Semi Detached House with an Attractively Designed Rear Garden and Parking for Two Cars. The property is also perfectly situated in a quiet cul de sac having an open frontal aspect within a prestigious development of family homes on the rural outskirts of Shifnal, a popular historic market town with an excellent choice of amenities, highly regarded schools and the Shropshire countryside on the doorstep. 20 Watts Drive offers stylish accommodation with contemporary themed rooms and high quality suites arranged over two floors, enjoying a welcoming Entrance Hall leading into a most attractive Lounge having access to a Downstairs Cloakroom and an understairs storage facility, with the hub of the home being an attractively presented Open Plan Dining Kitchen giving garden access. A staircase rises to the first floor having an En Suite Principal Bedroom, a Double Bedroom and a Single, both being served by a Family Bathroom. Commuters will also appreciate a rail station in Shifnal giving direct connections to Shrewsbury and Birmingham, with the M54 also being easily accessible at Junctions 3 and 4. NO UPWARD CHAIN

ACCESS The property sits back behind a lawned frontage and a slate border, with a paved pathway and gated side access to the rear garden.

Overview

- A Modern Tastefully Appointed Three Bedroom Semi Detached House With an Attractively Designed Rear Garden and Parking for Two Cars
- Cu de Sac Position with an Open Frontal Aspect
- Within Easy Reach of Local Amenities and Schools
- Lounge
- Downstairs Cloakroom and Useful Understairs Storage Facility
- Open Plan Attractively Appointed Dining Kitchen
- Principle Bedroom with En Suite

Outside sensed lighting gives evening illumination to the front and rear of the property. **ACCOMMODATION** An attractive part glazed composite entrance door opens into: **ENTRANCE HALL** Having carpet, ceiling light point, stairs to the first floor radiator and a door opening into: **LOUNGE** A cosy attractively presented family room overlooking the frontal open aspect and having carpet, radiator, ceiling point and access through to: **DOWNSTAIRS GUEST CLOAKROOM** Having ceiling light point, extractor fan, a wood effect floor, and a lovely suite comprising of a pedestal hand wash basin and W.C. Door to Understairs Storage Cupboard with power. **OPEN PLAN DINING KITCHEN** Having French doors opening onto the delightful rear garden and being beautifully appointed with a wood effect floor, covered radiator, a range of base and eye level high gloss units with attractive butchers block style work surfaces having upstands, a stainless steel sink and drainer with mixer tap, cupboard housing Combi gas central heating boiler, a four ring gas hob with chimney extractor over and electric oven beneath, integrated fridge/freezer, dishwasher and washing machine.

A carpeted, turning staircase with handrail rises to the **FIRST FLOOR LANDING** - Having carpet, loft access hatch, radiator and ceiling light point. **PRINCIPLE BEDROOM** Overlooking the frontal aspect and having carpet, ceiling light point, radiator and a door to: **EN SUITE SHOWER ROOM** Having an obscured glazed window, wood effect floor, extractor fan, radiator, and a suite comprising of a fully tiled shower enclosure with electric shower over, pedestal hand wash basin, W.C. and part tiled walls. **BEDROOM TWO** A double bedroom overlooking the rear aspect and having radiator, ceiling light point, carpet. **BEDROOM THREE** A single bedroom overlooking the rear aspect and having radiator, ceiling light point, carpet. **FAMILY BATHROOM** Well appointed with a wood effect floor, radiator, and a suite comprising of a panelled bath

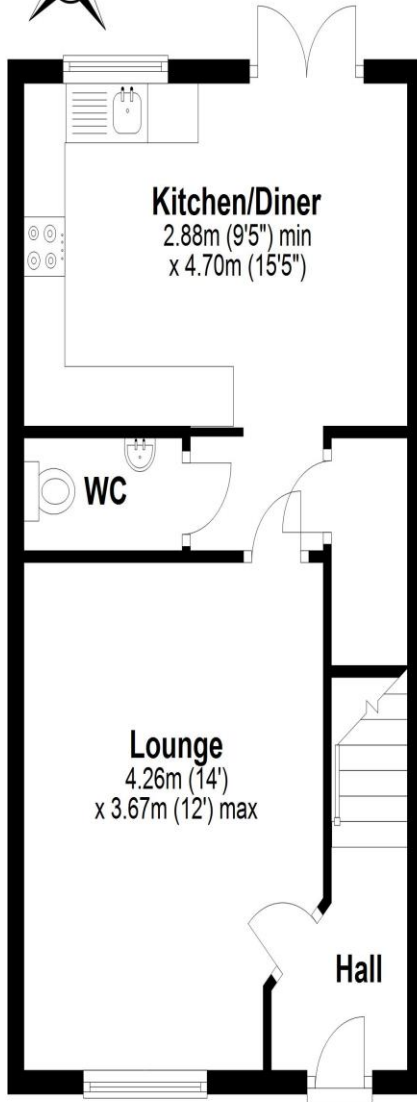
REAR GARDEN Having a fence panelled perimeter giving privacy and gated rear access to the two parking spaces, with a paved patio providing a lovely dining area overlooking a well maintained lawn and attractive borders laid with slate and timber sleepers. A timber garden shed provides a good storage facility.

SHROPSHIRE COUNCIL TAX BAND C DIRECTIONS: SAT NAV POST CODE: TF11 8FR

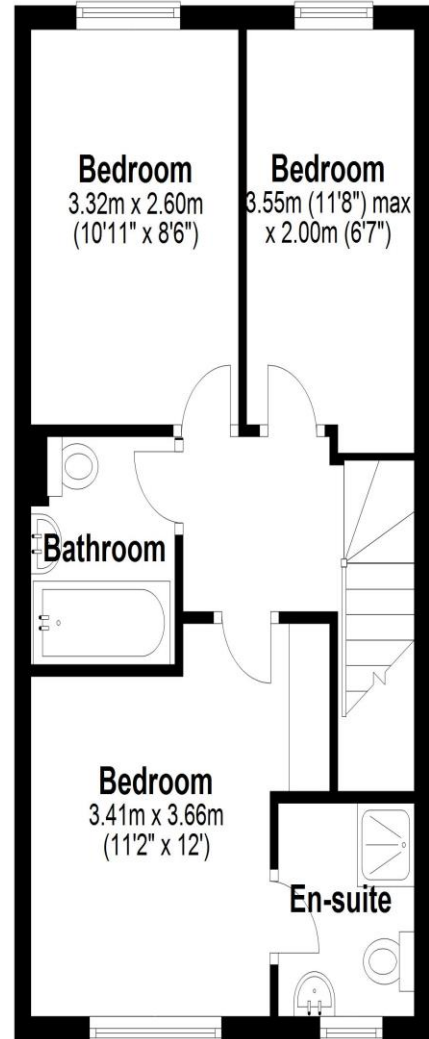




Ground Floor
Approx. 38.9 sq. metres (419.0 sq. feet)



First Floor
Approx. 39.6 sq. metres (426.4 sq. feet)



Total area: approx. 78.5 sq. metres (845.4 sq. feet)

Selling your home?

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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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