





# Watts Drive Shifnal TF11 8FR

for sale offers over  
**£250,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market these immaculate presented and attractive three bedroom family property in a popular cul-de-sac location benefiting from large room sizes.

This property must be viewed in order to fully appreciate as stand property briefly comprise of an entrance hall large modern fitted kitchen diner Downstairs WC. On the first floor there are three spacious bedrooms the master ensuite shower room and a family bathroom.

Externally the property has two allocated parking spaces to front side gated access and large and closed garden. Ideal for those with families additionally properties short distance away from the popular shift which offers a range of amenities .

## Location And Area

Situated in ever sought after village of Shifnal within a stunning rural setting on a modern and exclusive development. Shifnal has a fantastic selection of local shopping, train station with services directly to Birmingham, Shrewsbury and locally there are a number of shops, eateries and public houses and sought after schools within the area and neighbouring villages. The M54 and A5 are easily accessible. Larch Grove is located on a sought after and exclusive development set just off Old Coppice Green Road.

## Entrance Hall

Double glazed door to the front stairs, access radiator and door to the lounge

## Lounge

Double glazed window to front, door to kitchen, radiator, feature panelled wall and door to the entrance hall

## Kitchen

Double glazed French doors to rear, range of wall and base units with in sink, integrated dishwasher integrated washing machine, space for dining table and door back into the lounge

## Ground Floor Wc

Low flush toilet, pedestal sink, radiator and door back into the kitchen diner

## Bedroom One

Double glazed window to front, radiator, door into the ensuite

## En-Suite

Double glazed window to front, pedestal sink, low flush toilet, electric shower in cubicle and door back to bedroom

## Bedroom Two

Double glazed window to rear, radiator, door to landing

## Bedroom Three

Double glazed window to the rear, radiator and door to the landing

## Family Bathroom

Panel bath pedestal sink, low flush toilet, tiled walls, radiator and door to the landing

## Outside Front

Allocated parking spot for two vehicles

## Outside Rear

External rear garden with paved patio area



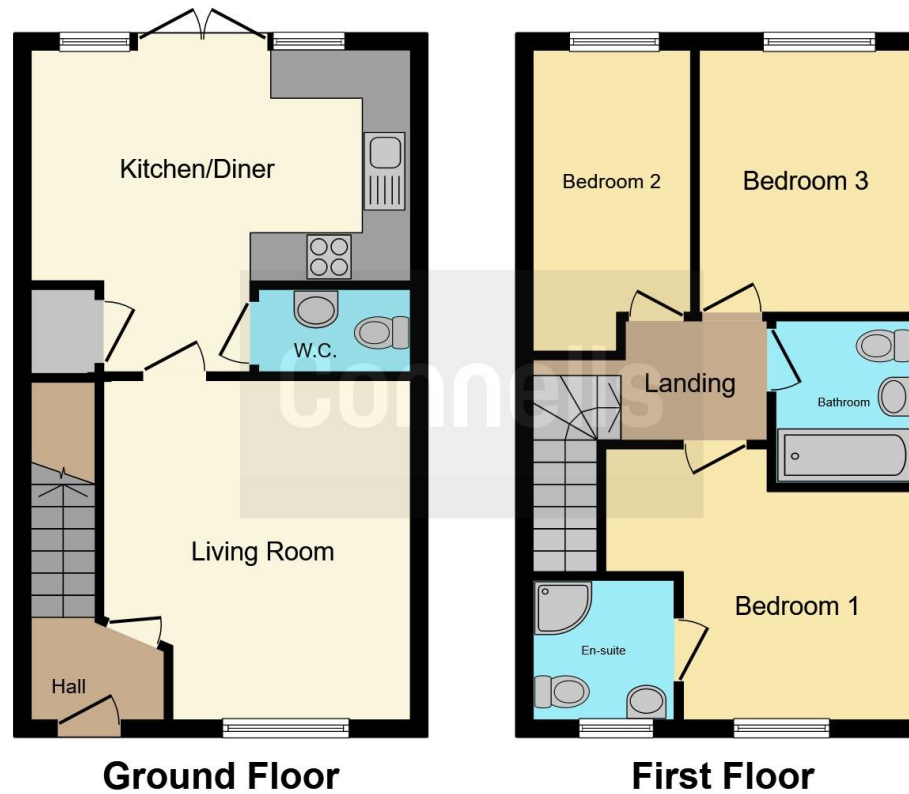












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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