

## 15 Stone Drive Shifnal TF11 9LX

A PERFECT OPPORTUNITY FOR FIRST TIME BUYERS to purchase a most appealing modern first floor Two Double Bedroom Apartment with Parking. The property is ideally positioned within the popular Thomas Beddoes development of quality homes on the rural fringe of Shifnal, a thriving historic Shropshire town enjoying a full compliment of amenities and highly regarded local schools. 15 Stone Drives offers beautifully appointed, immaculate accommodation presenting an Entrance Hall with rooms leading off including a fabulous Open Plan Living/Dining Room having an attractively appointed Kitchen Area, Two Double Bedrooms and a lovely contemporary House Bathroom. 15 Stone Drive is also well placed within easy reach of the M54 and motorway networks at Junctions 3 and 4, and commuters will appreciate a rail station within Shifnal giving direct connections to Shrewsbury, Birmingham and beyond. **NO UPWARD CHAIN**

**ACCESS** An access entry door having a secure entry system opens into a communal entrance hall with a staircase rising to the First Floor Landing and an independent entrance door to the apartment.

## Overview

• A PERFECT OPPORTUNITY

FOR FIRST TIME BUYERS to

purchase a most appealing, modern

First Floor Two Double Bedroom

Apartment with Parking

• Close to Local Schools and the

Town Centre

• Fabulous Open Plan Living/Dining

Room with Kitchen Area

• Two Double Bedrooms

• Contemporary House Bathroom

• Combi Gas Central Heating and

Double Glazing

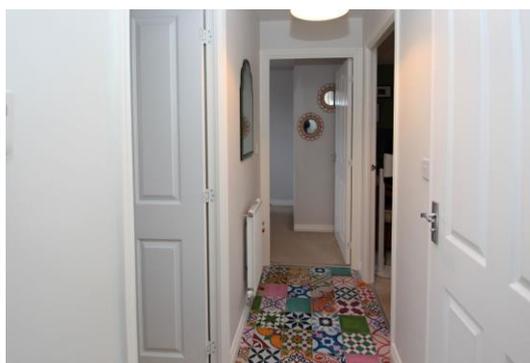
• One Allocated Car Parking Space

• NO UPWARD CHAIN

**ENTRANCE HALL** Having a beautiful hand painted ceramic tiled floor, radiator, ceiling light point. **LIVING/DINING ROOM WITH KITCHEN AREA** From the entrance hall a door opens into the Living Area of this good sized room overlooking the frontal aspect having plantation shutter blinds, ceiling light point, radiator and fitted carpet continuing through to the Dining Area - With radiator and lighting over the table. **Kitchen:** Overlooking the frontal aspect and having wooden slatted Venetian blinds a beautiful porcelain tiled floor, space for fridge/freezer, cupboard housing Combi gas central heating boiler and fitted with a contemporary range of wall mounted and eye level units having plinth heating blowing hot or cold air, butchers block style work surfaces, a stainless steel sink and drainer, four ring gas hob with extractor hood over and a new double oven beneath, integrated washer/dryer.

**BEDROOM ONE** Overlooking the rear aspect and having a plantation shutter blind, carpet, ceiling light point, radiator and a built in wardrobe. **BEDROOM TWO** Overlooking the rear aspect and having a Venetian blind, carpet, ceiling light point, radiator and built in cupboard. **HOUSE BATHROOM** Having a vinyl wood effect floor, radiator, ceiling extractor fan, ceiling light point, and a suite comprising of a panelled bath being tiled to the surround, with a rainhead shower over with hand held attachment, hand wash basin with drawer unit beneath, W.C.

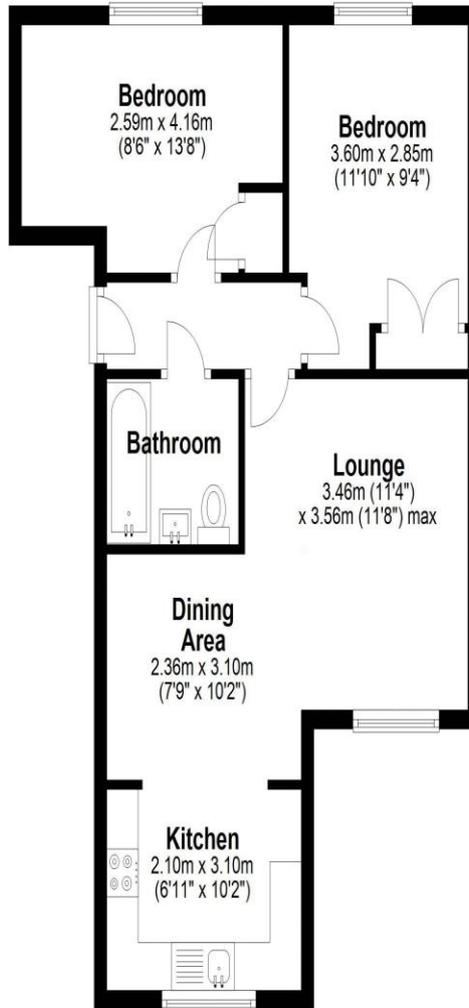
**OUTSIDE** The property benefits from an allocated car parking space to the rear of the building. We are informed by the vendor that the property is Freehold with a lease remaining of approximately 117 years, Ground Rent of Two Hundred and Fifty pounds per annum, and a Maintenance Charge of approximately One Thousand and Ninety Four pounds per annum. **SHROPSHIRE COUNCIL TAX BAND B DIRECTIONS: SAT NAV POST CODE TF11 9LX**





## First Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



Total area: approx. 53.2 sq. metres (572.2 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