

Applebrook Shifnal TF11 9PZ

AN IMMACULATE AND TASTEFULLY APPOINTED THREE BEDROOM LINK DETACHED FAMILY HOME presented to an impeccable standard, having been recently upgraded and improved with a new stylish well equipped kitchen and a beautiful contemporary bathroom creating an excellent family home. The rear garden has also been lovingly redesigned by the current owners providing an ideal al fresco decked dining area and a good sized lawn to enjoy family relaxation and leisure activities overlooking a pleasant tree lined outlook. The property occupies a favoured cul de sac position within Applebrook, an established development of family homes within easy reach of local highly regarded schools and an excellent choice of amenities within this popular Shropshire town of Shifnal. The accommodation, wonderfully presented with a modern decor creating a light finish throughout, offers an Entrance door leading through to a very appealing spacious Lounge, and a full width Open Plan Dining Kitchen with an adjoining Conservatory. A staircase rises to the First Floor Landing having three bedrooms and a Family Bathroom leading off. Communications are excellent with the M54 being easily accessible via Junctions 3 and 4 giving fast access to the M6, and a rail station within Shifnal having connections to Shrewsbury, Birmingham and beyond.

ACCESS The property sits in an elevated position with a paved driveway proceeding to the garage and a low maintenance gravelled frontage.

Overview

- A TASTEFULLY APPOINTED THREE BEDROOM LINK DETACHED FAMILY HOME
- Within Easy Reach of a Choice of Local Schools and Amenities
- Lounge
- Open Plan Well Appointed Dining Kitchen Having Been Recently Upgraded
- Conservatory
- Beautiful Newly Upgraded Family Bathroom
- Combi Gas Central Heating and Full Double Glazing
- Good Sized Well Designed Rear Garden and Low Maintenance Front Garden
- Garage and Driveway Parking

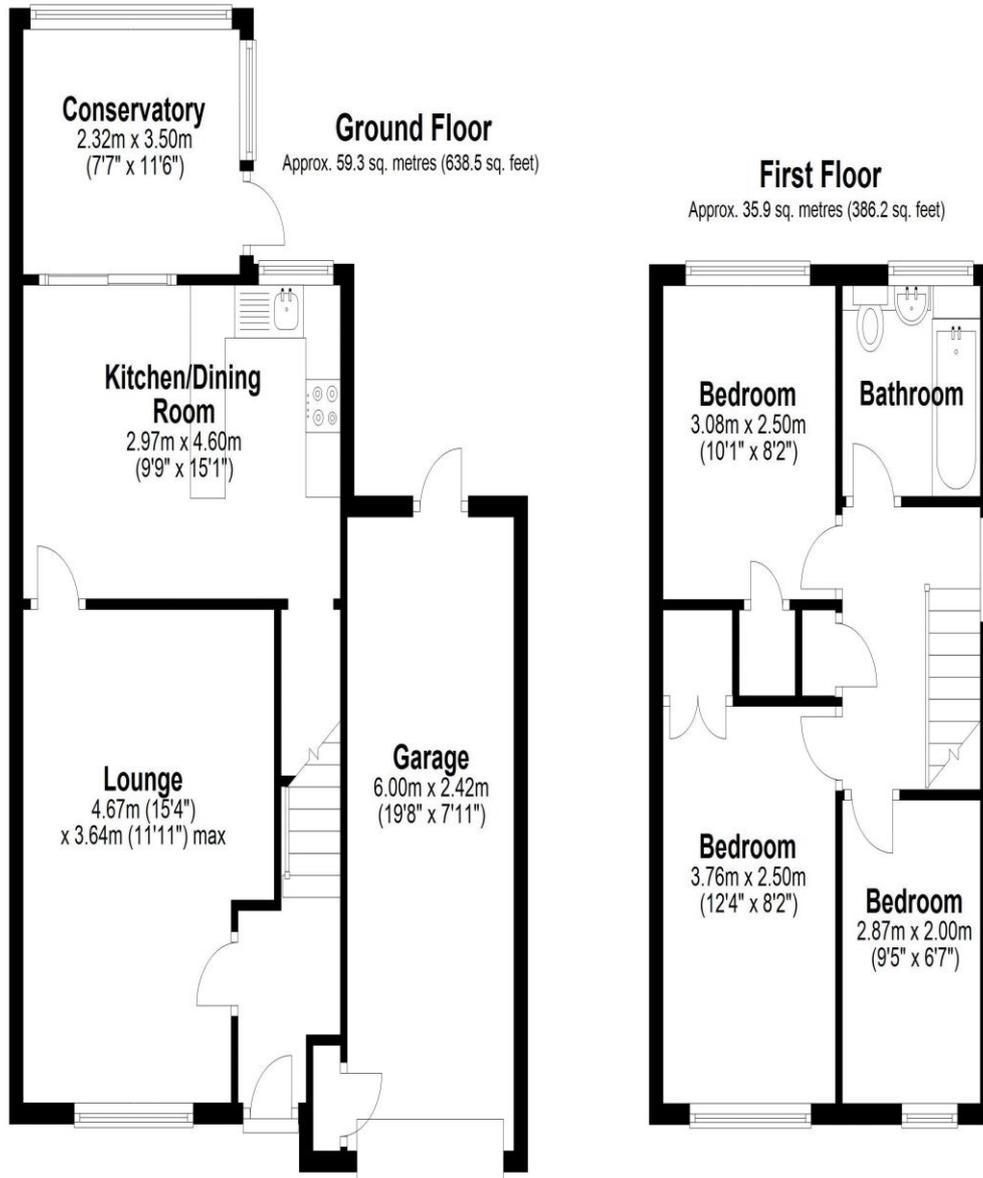
ACCOMMODATION An open entrance porch with lighting and a UPVC entrance door gives access to: **ENTRANCE HALL** Having a wood effect floor, ceiling light point, stairs to the first floor and a door opening into: **LOUNGE** Overlooking the frontal aspect having a bay window inset with wooden slatted blinds, ceiling light point carpet, radiator, a low level feature alcove with timber lintel above and a door leading through to: **OPEN PLAN FAMILY DINING KITCHEN** Overlooking the rear aspect and being well appointed and attractively presented with a range of wall mounted and base units complemented by wood effect work surfaces providing a breakfast dining area, sink and drainer with mixer tap, a four ring gas hob, chimney extractor, single electric oven, space and plumbing for washing machine, integrated dishwasher, space for fridge/freezer, two ceiling light points, radiator, wood effect floor, a door opening into a useful understairs walk in pantry, and sliding doors to: **CONSERVATORY** Of UPVC construction with a wood effect floor, wall light and a door opening into the rear garden.

A carpeted staircase rises to the First Floor Landing having access to a part boarded loft, a stairhead window, airing cupboard and carpet. **PRINCIPLE BEDROOM** Overlooking the frontal aspect and having carpet, radiator, ceiling light point and built in mirrored wardrobes. **BEDROOM TWO** Overlooking the rear aspect and having carpet, radiator, ceiling light point, built in mirrored wardrobes. **BEDROOM THREE** Overlooking the frontal aspect and currently in use as a study, having carpet, radiator, ceiling light point. **FAMILY BATHROOM** Overlooking the rear aspect with an obscured double glazed window, heated towel rail, ceiling light point, a wood effect floor, and newly appointed with a beautiful contemporary bathroom suite, comprising of a panelled bath with shower screen, mixer tap and thermostatic shower, enclosed W.C. and vanity unit inset

REAR GARDEN Having been lovingly created with a decked seating and dining area overlooking a central flat lawn bordered with planted flower beds, a raised vegetable garden and a picturesque brook having a tree lined rear aspect, with a timber greenhouse providing interest for the keen gardener. A cold water tap is also housed within the decked area and a rear door gives access into the garage. **GARAGE** With power, light, up and over door and a wall mounted Combi gas central heating boiler. **SHROPSHIRE COUNCIL TAX BAND C**
DIRECTIONS: SAT NAV POST CODE TF11 9PZ







Total area: approx. 95.2 sq. metres (1024.6 sq. feet)

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01952 460000

Email: info@fieldsofshifnal.co.uk
4 Broadway, Shifnal, TF11 8AZ



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