

## Cornwallis Drive Shifnal TF11 8UB

A Superb Three Bedroom Semi Detached Family Home of excellent proportions standing in a quiet cul de sac positioned within the popular established Admirals Farm development on the rural fringe of Shifnal, yet being well placed for access to local schools and a wide range of amenities within this historic Shropshire town. 23 Cornwallis Drive offers versatile, well appointed accommodation arranged over two floors with an Entrance Hall leading into a comfortable Lounge having connecting doors into the Dining Room proceeding into a Large Conservatory and the wonderful L shaped Breakfast Dining Kitchen enjoying a separate Utility. A ground floor En Suite Bedroom provides an ideal independent living space for a family member, with a staircase rising to the upper floor presenting two further good sized bedrooms being served by a beautiful newly appointed high quality Family Bathroom. An enclosed private rear garden offers space and seclusion for dining and relaxation with a driveway to the front of the property giving ample parking. Communications are also excellent with rail services running from Shifnal station giving direct connections to Shrewsbury, Birmingham and beyond, and the M54 being easily accessible at Junctions 3 and 4 giving fast access to the M6.

**ACCESS** The property sits behind a low maintenance gravelled and paved frontage.

## Overview

- A Superb Three Double Bedroom Semi Detached House with a Low Maintenance Rear Garden
- Within Easy Reach of Amenities and Local Schools
- Two Reception Rooms
- Wonderful Breakfast Dining Kitchen and Separate Utility
- Large Conservatory
- Ensuite Ground Floor Bedroom
- Two Further First Floor Double Bedrooms and a Beautiful Newly Appointed House Bathroom
- Gas Central Heating and Full Double Glazing

**ACCOMMODATION** A tiled overhang open porch incorporating a bin store and a composite front door leading into: **ENTRANCE HALL** Having radiator, stairs to the first floor, door to lounge and **GROUND FLOOR EN SUITE BEDROOM THREE** Having a frontal aspect, an attractive wood effect laminate floor, ceiling light point, a range of built in over bed cupboards and wardrobes, and a door to: **EN SUITE SHOWER ROOM** Having a fully tiled shower enclosure with electric shower over, pedestal hand wash basin, W.C. and extractor fan, ceiling light point. **LOUNGE** Overlooking the frontal aspect and having ceiling light point, a lovely feature fireplace housing a coal effect gas fire, a door to understairs storage cupboard, a wood effect floor and double part glazed doors proceeding into: **DINING ROOM** Having radiator, ceiling light point, a door to the kitchen and part glazed double doors opening into: **CONSERVATORY** Of brick and UPVC construction with a paddle light fan, three wall lights, radiator, carpet and doors opening onto the rear garden. **L SHAPED KITCHEN** Overlooking the rear aspect and being well appointed with a comprehensive range of attractive contemporary base and eye level units providing ample work top space, part tiled walls, down lighting, sink and drainer with mixer tap, a breakfast dining bar, halogen hob with chimney extractor over and electric oven beneath, integrated dishwasher, fridge/freezer, radiator, wood effect floor, a door opening onto the rear garden and a door to: **UTILITY** Having ceiling light point, wall mounted cupboard housing gas central heating boiler, space and plumbing for washing machine and a condenser dryer, extractor fan, clothes hanging space and a glazed panelled door opening onto the rear garden.

A carpeted staircase rises to **FIRST FLOOR GALLERIED LANDING** Having a stairhead window, ceiling light point, loft access hatch, carpet, airing cupboard housing hot water cylinder. **BEDROOM TWO** Overlooking the frontal aspect and having carpet, radiator, ceiling light point, and a door to storage cupboard. **BEDROOM THREE** Overlooking the rear aspect and having carpet, two radiators, built in wardrobe with shelving, drawers, and clothes hanging space. **FAMILY BATHROOM** Being recently refurbished to a high standard comprising of a stone effect floor, heated towel rail, a ceiling extractor built in to the down lighting and a suite comprising of a P shaped bath with screen and rainhead shower over with hand held attachment and a tiled wall alongside, an attractive vanity unit inset with hand wash basin, W.C.

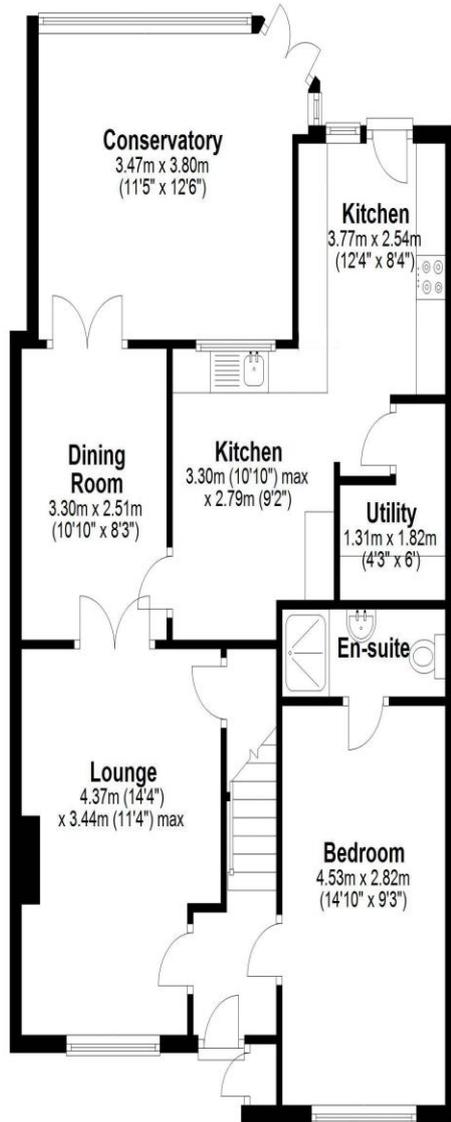
**REAR GARDEN** A delightful low maintenance rear garden laid to decking and paving designed for ease of maintenance, enjoying space and seclusion for dining and relaxation overlooking a tree lined rear aspect. External lighting within the garden provides evening illumination. A water butt is also housed within the patio area. **SHROPSHIRE COUNCIL TAX BAND C DIRECTIONS: SAT NAV POST CODE TF11 8UB.**





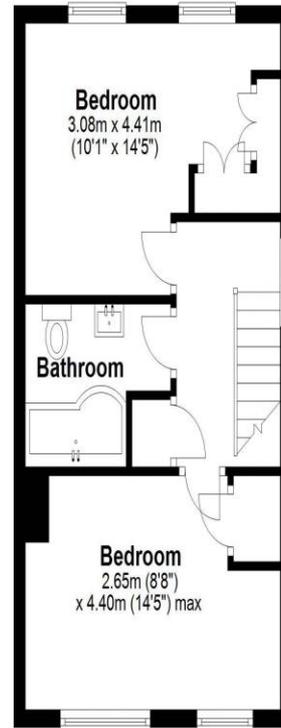
## Ground Floor

Approx. 81.7 sq. metres (879.5 sq. feet)



## First Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



Total area: approx. 118.3 sq. metres (1273.8 sq. feet)

## Selling your home?

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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