

## 19 Applebrook Shifnal TF11 9PZ

An attractive Three Bedroom Link Detached property with No Upward Chain and occupying a quiet end of cul de sac position in Applebrook, one of Shifnal's most favoured residential locations, within easy reach of local schools and an excellent choice of amenities within this popular historic Shropshire town. The property benefits from central heating and double glazing, yet a degree of modernisation and upgrading would enhance this ideal family home offering spacious accommodation arranged over two floors having an Entrance Hall giving access through to a Lounge leading to a Dining Room and a breakfast dining Kitchen with an adjacent, generous sized Utility Room having a separate W.C. A staircase rises to the first floor presenting a Family Bathroom serving Two Double Bedrooms and a Single Bedroom, all enjoying built in wardrobes. An enclosed lawned rear garden gives privacy, and an integral garage and driveway provide ample parking.

**ACCESS** The property sits in an elevated position with a lawned frontage being hedged to the side and a paved driveway proceeding to the integral garage and a built in storage facility.

## Overview

- An attractive Three Bedroom Link Detached Property with No Upward Chain
- Cul de Sac Position Close to Schools and Amenities
- Two Reception Rooms
- Breakfast Dining Kitchen with Adjacent, Generous Sized Utility Room and Separate W.C.
- Two Double Bedrooms and Single Bedroom all with Built in Wardrobes
- Family Bathroom
- Gas Central Heating and Double Glazing
- Enclosed Private Rear Garden
- Integral Garage and Driveway Parking

**ACCOMMODATION** An overhang porch and a UPVC entrance door give access to: **ENTRANCE HALL** With carpet, ceiling light point, understairs storage cupboard, stairs to the first floor and doors opening into the lounge and kitchen. **LOUNGE** Overlooking the frontal aspect with a lovely bay window, carpet, coal effect Baxi Bermuda fire and a door to: **DINING ROOM** Having a rear aspect door opening onto the garden, radiator, carpet, ceiling light point and a door opening into: **BREAKFAST DINING KITCHEN** Having a rear aspect window, ceramic tiled floor, fluorescent ceiling light, a range of base and eye level units with attractive work surfaces incorporating a one and a half bowl stainless steel sink and drainer, space for cooker with extractor over, a breakfast bar with matching work surface, and open access through to: **A GENEROUS SIZED UTILITY ROOM WITH SEPARATE W.C.** Having a rear aspect window and a glazed panelled door leading out to the rear garden, a ceramic tiled floor, fluorescent ceiling light, radiator, large Rangemaster sink and drainer, space and plumbing for washing machine, space for fridge/freezer, and a separate W.C. - with a roof light window and ceiling light. A door also gives access into the integral garage.

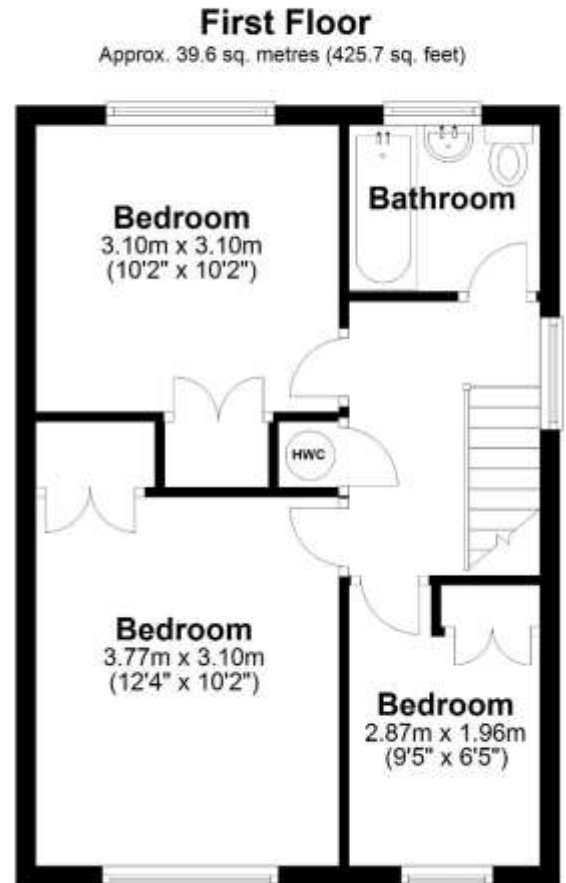
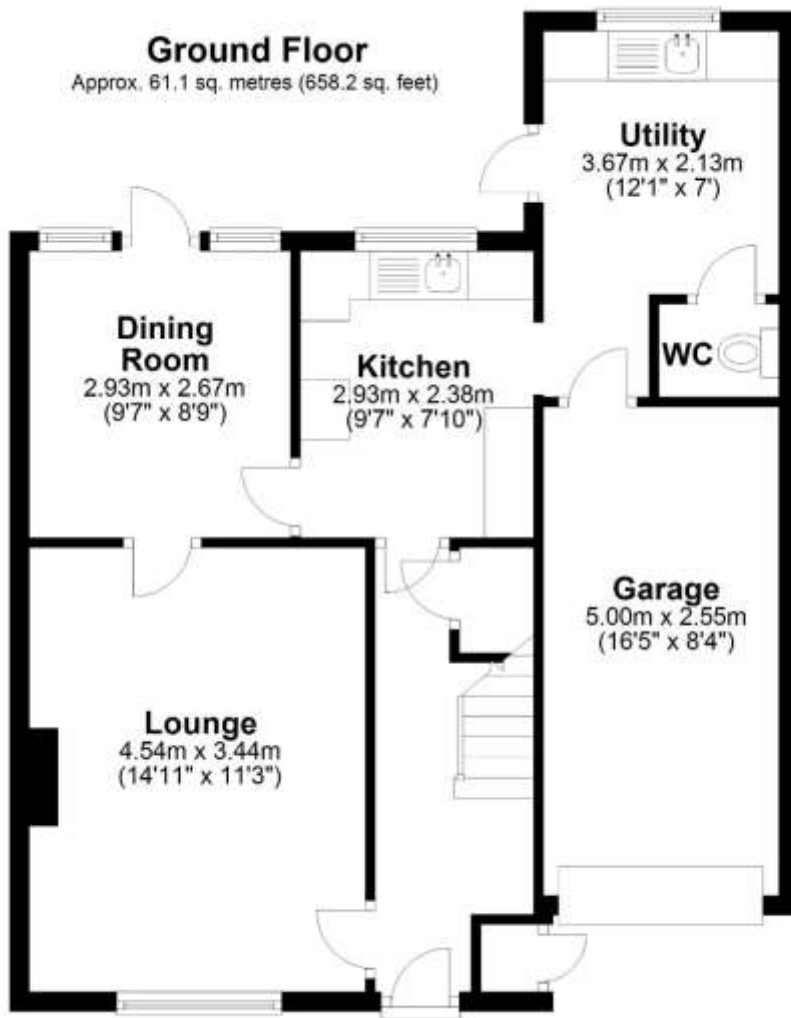
A carpeted staircase rises to the **FIRST FLOOR LANDING** Having a stairhead window, loft access hatch, door to airing cupboard housing hot water cylinder. **BEDROOM ONE** A double bedroom overlooking the frontal aspect and having radiator, carpet, ceiling light point, built in wardrobe. **BEDROOM TWO** A double bedroom overlooking the rear aspect and having radiator, carpet, ceiling light point, built in wardrobe. **BEDROOM THREE** A single bedroom overlooking the frontal aspect and having radiator, carpet, ceiling light point, built in wardrobe and drawers. **FAMILY BATHROOM** Having an obscured glazed window overlooking the rear aspect, carpet, radiator, ceiling light point, and a suite comprising of a panelled bath with electric shower over, pedestal hand wash basin, W.C.

**REAR GARDEN** A small enclosed garden enjoying a paved patio with a low decorative wall and a lawn bordered with mature shrubs and trees providing a private environment. **GARAGE** With up and over door, power and light. **SHROPSHIRE COUNCIL TAX BAND DIRECTIONS: SAT NAV POST CODE TF11 9PZ**









Total area: approx. 100.7 sq. metres (1083.9 sq. feet)

## Selling your home?

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Our dedicated and friendly team will assist you. Get in touch today!

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