

16 Watts Drive Shifnal TF11 8FR

An Immaculately Presented Three Bedroom Modern Semi Detached House with the benefit of two car parking spaces and occupying an enviable quiet cul de sac position having a secluded outlook perfectly tucked away within a select development just off Haughton Road on the rural fringe of Shifnal, a desirable Historic market town with the Shropshire countryside on the doorstep and plenty of amenities close by together with a medical practice and great local schools. 16 Watts Drive offers most appealing spacious accommodation with a layout of light and bright rooms arranged over two floors flowing off a welcoming Entrance Hall into an elegant Lounge which connects to an Inner Hallway providing a Downstairs Cloakroom and a good sized storage facility along with a beautifully designed and attractively appointed Open Plan Dining Kitchen enjoying rear garden access. On the upper floor which is equally spacious a Master En Suite Bedroom enjoys the lovely frontal aspect and two further good sized bedrooms share a delightful well appointed Family Bathroom. The enclosed lawned rear garden also offers a great place to sit, relax and enjoy al fresco dining during the summer months. A further benefit is the property being ideally placed for commuting with the M54 being easily accessible via Junctions 3 and 4 and rail services running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston.

ACCESS The property sits within a quiet cul de sac with two car parking spaces located beyond the rear garden fence of the property having access via a paved passageway from the front garden which is planted with an array of beautiful colourful hydrangeas and an open tree lined aspect.

Overview

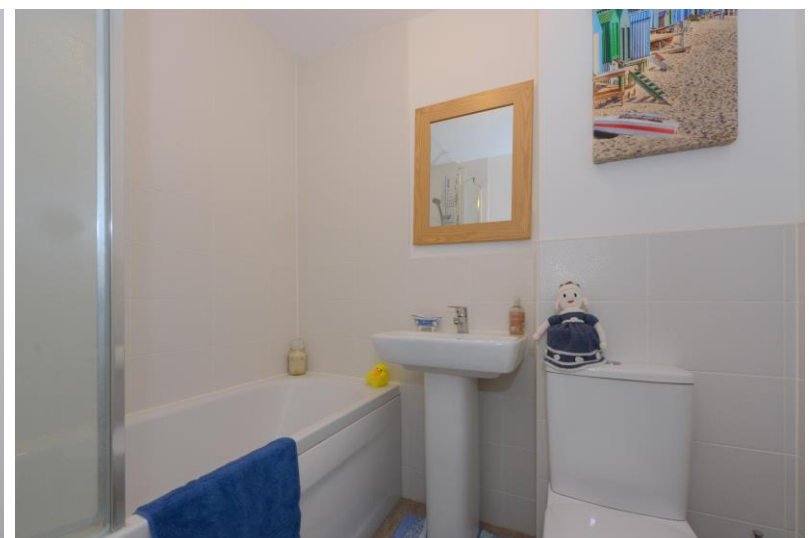
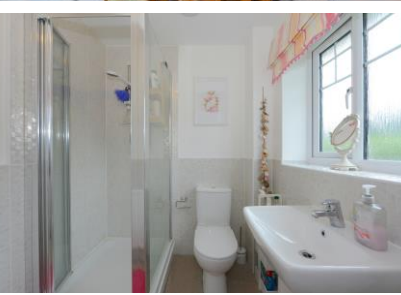
- An Immaculately Presented Three Bed Semi Detached House with Parking for Two Cars and NO UPWARD CHAIN
- Select Cul de Sac Position Within Easy Reach of Amenities and Great Local Schools
- Downstairs Cloakroom
- Lounge with Feature Fireplace
- Open Plan Dining Kitchen with Rear Garden Access
- Master En Suite Bedroom, Two Further Good Sized Bedrooms and Family Bathroom
- Double Glazing and Gas Central Heating

ACCOMMODATION A tiled overhang porch with lighting alongside and a composite part glazed front door opens into the **ENTRANCE HALL** Attractively laid with wood effect flooring and having a staircase to the first floor, radiator, ceiling light and a door opening into: **LOUNGE** Overlooking the wonderful secluded tree lined frontal aspect and filled with natural light through the well designed window. The flooring is laid with carpet, an elegant modern fireplace housing a coal effect electric fire creates a cosy feel during winter evenings together with a radiator and a door leads through to then **INNER HALLWAY** With ceiling light and doors opening into a deep under stairs storage cupboard and the **DOWNSTAIRS CLOAKROOM** Attractively appointed with tiled flooring, part tiled walls and having an extractor fan, ceiling light and a suite comprising of a pedestal hand wash basin and W.C. **OPEN PLAN DINING KITCHEN** A superb kitchen with down lighting, a tiled floor and an array of eye catching contemporary eye level and base cupboards topped with butchers block style work surfaces incorporating a one and a half bowl stainless steel sink and drainer with mixer tap, a four ring gas hob with chimney extractor over and double oven beneath, wall mounted cupboard housing a Logic combi gas central heating boiler. There's also an integrated high quality AEG fridge/freezer, a dishwasher and space and plumbing for a washing machine. Within the dining area which has plenty of room for a good sized dining table and chairs with a ceiling light point above, a radiator giving warmth in the winter, and French doors with windows alongside creating a lovely light and bright area to enjoy family mealtimes.

A turning, carpeted staircase with handrail rises to the **FIRST FLOOR LANDING** - With a loft access hatch, ceiling light, radiator and doors to all rooms. **MASTER BEDROOM** Overlooking the wonderful open tree lined aspect and having carpet, ceiling light point, radiator and a door to: **EN SUITE SHOWER ROOM** Having a frontal aspect privacy window, extractor fan, ceiling light, part tiled walls, radiator, carpet and a suite comprising of a fully tiled shower enclosure with electric shower over, pedestal hand wash basin and WC. **BEDROOM TWO** Overlooking the rear aspect and having carpet, ceiling light and radiator. **BEDROOM THREE** Also overlooking the rear aspect and having carpet, ceiling light and radiator. **FAMILY BATHROOM** Appointed with carpet, extractor fan, radiator, ceiling light and an attractive suite comprising of a panelled bath with screen, thermostatic shower over, pedestal hand wash basin and W.C.

REAR GARDEN Enclosed with fence panelling and laid with a paved patio having a cold water tap, well kept lawn bordered with a pretty stocked flower bed and gated side access to the passageway and parking spaces. **DIRECTIONS** From Houghton Road in Shifnal, just off Newport Road (B4379), turn first right into Watts Drive following the road along and take the next turning right which takes you to the two parking spaces at the rear of the property. Follow the passageway along to the front door. **SAT NAV POST CODE: TF11 8FR**
SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: B







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If you are considering selling your home please contact us today for your no obligation free market appraisal.

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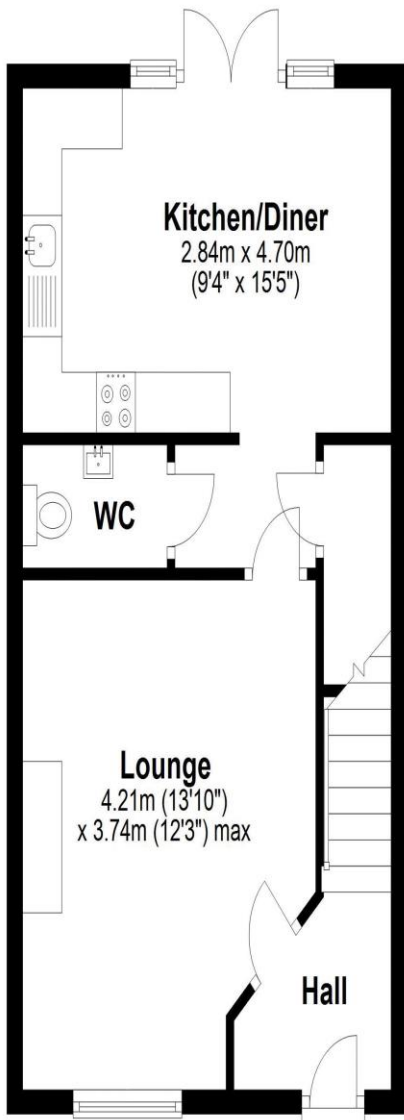
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4 Broadway, Shifnal, TF11 8AZ



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

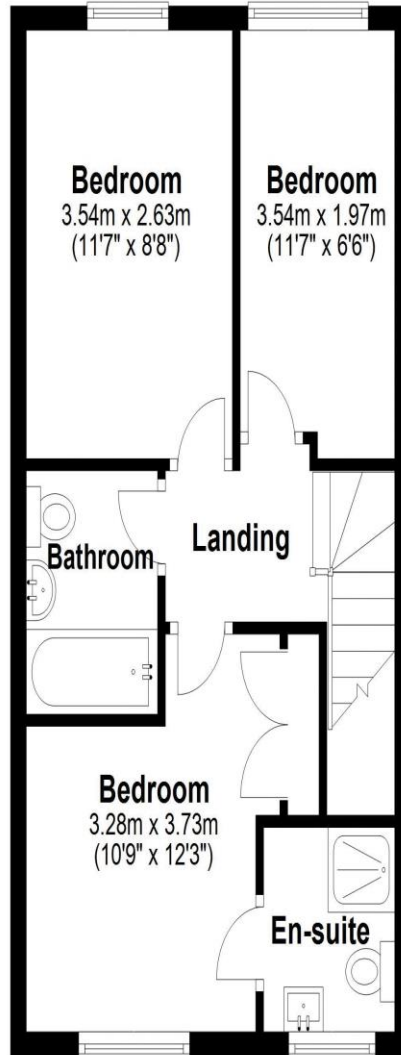
Ground Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 77.7 sq. metres (836.4 sq. feet)

For illustrative purposes only. Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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