

## 38 Meadow Drive Shifnal TF11 8BZ

A Delightful Well Presented Two Bedroom Terraced House with driveway parking in Meadow Drive, a pleasant location on the outskirts of Shifnal with the glorious Shropshire countryside close by, local schools within easy reach and a wonderful choice of amenities including restaurants, bars, cafes, a post office and a variety of independent shops just moments away in the town centre as well as dental and medical practices. The property has been lovingly cared for over many years by the current owners creating a warm and inviting home which welcomes you into a light and bright Entrance Hall accommodating a staircase to the first floor, access into a cosy Lounge featuring a most attractive modern log effect gas fire and an Open Plan Dining Kitchen with an adjacent Inner Lobby. Furthermore there's a great Utility area and a Conservatory alongside the kitchen giving even more space to enjoy lazy afternoons on a sunny day overlooking the rear garden. Upstairs across the first floor a Family Bathroom serves two good sized double bedrooms. Shifnal is also a great location for commuters, having a station with rail services running to Shrewsbury, Birmingham and beyond to London Euston as well as the M54 motorway networks being within easy driving distance at Junction 3 and 4. **NO UPWARD CHAIN**

ACCESS A beautiful front garden enjoying well stocked perennial flower beds and borders providing year round colour and interest, along with a passageway shared with the neighbouring property leading to separate garden gates. A gravelled driveway also provides off road parking.

## Overview

- A Charming Two Bedroom Terraced House with Off Road Parking
- Within Easy Reach of Schools, Amenities and Commuter Links
- Lounge
- Open Plan Dining Kitchen, Inner Lobby, Utility and Conservatory
- Two Double Bedrooms and a Family Bathroom
- Full Double Glazing and Combi Gas Central Heating
- Low Maintenance Rear Garden and Driveway Parking
- NO UPWARD CHAIN

ACCOMMODATION A glazed entrance door opens to **ENTRANCE HALL** - Accommodating a carpeted staircase with handrail rising to the first floor, a radiator and a glazed panelled door to: **LOUNGE** Overlooking the frontal aspect and featuring an attractive remote controlled modern coal effect living flame gas fire creating a cosy glow, radiator, ceiling light point, carpet and a glazed door to the **OPEN PLAN DINING KITCHEN** Glazing overlooks the rear aspect within the dining area which is laid to carpet with a convenient ceiling light point over the table, a radiator gives warmth and there's a door to a great built in shelved cupboard giving lots of storage. Within the kitchen area a range of eye level and base cupboards benefit from lighting beneath and there's a stainless steel sink and drainer with mixer tap, attractive wall tiling, a tiled effect floor, ceiling spotlights, space for a cooker and fridge along with a glazed door to a **LOBBY** - Having flooring laid to carpet, ceiling lighting and a most useful fitted shoe cupboard with shelving above as well as glazing overlooking the kitchen and a glazed door to the **CONSERVATORY** - Of timber and UPVC construction with power, lighting and an access door to the passageway running along the side of the property as well as a sliding door to the rear garden. Furthermore sitting just off the lobby a **UTILITY** Provides even more storage and space for white goods along with a base cupboard inset with a stainless steel sink and a counter top giving space and plumbing beneath for a washing machine and tumble dryer as well as space above for a fridge and freezer. There's also ceiling lighting, high quality lino flooring and glazing over the rear aspect.

A carpeted staircase with handrail rises to the **FIRST FLOOR LANDING** - Having a ceiling light and a door to a deep built in walk-in wardrobe with shelving providing a wonderful storage facility. **BEDROOM ONE** A double sized bedroom overlooking the frontal aspect and having carpet, radiator, central ceiling lighting as well as lighting over the bed. **BEDROOM TWO** A further double sized bedroom overlooking the rear aspect and having carpet, radiator, lighting and a built in cupboard with lighting housing a Vaillant Combi gas central heating boiler (which the vendor has informed us is approximately three years old, has a long Warranty including parts and labour). **FAMILY BATHROOM** Having a privacy window overlooking the rear aspect, radiator, ceiling lighting, attractive part tiled walls as well as tiling alongside the panelled bath with an electric shower over, a pedestal hand wash basin and W.C.

**REAR GARDEN** A low maintenance garden with boundary perimeter fencing giving privacy, slate borders and a UPVC building adjoining the rear of the property providing an excellent storage facility. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: D DIRECTIONS: SAT NAV POST CODE: TF11 8BZ**







## 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!

01952 460000

Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)  
4 Broadway, Shifnal, TF11 8AZ

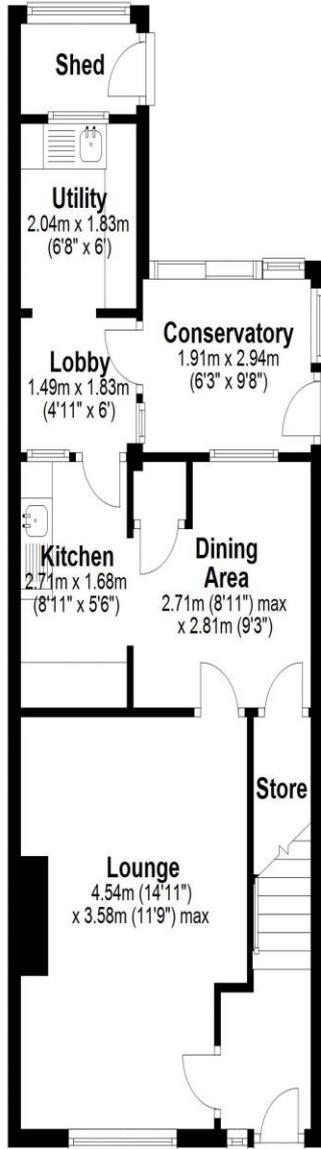


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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



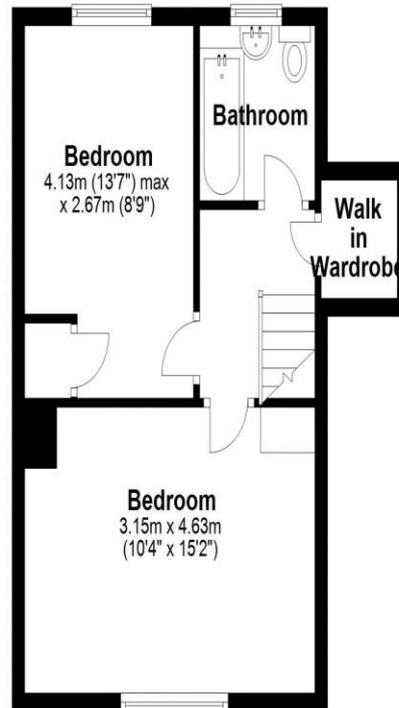
## Ground Floor

Approx. 53.4 sq. metres (574.9 sq. feet)



## First Floor

Approx. 35.6 sq. metres (383.0 sq. feet)



Total area: approx. 89.0 sq. metres (957.9 sq. feet)

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