



## 7 Vicarage Drive Shifnal TF11 9AF

A Spacious, Upgraded and Well Presented Four Bedroom Detached Family Home of Generous Proportions having the benefit of a full width driveway giving Ample off Road Parking and a rear garden forming a delightful private setting. This superb property sits within a desirable established area of Shifnal only a short distance to the wide choice of amenities and great local schools in this vibrant Shropshire town with its wonderful historic heritage and strong community spirit hosting an annual traditional fair, carnival and a Christmas fair. The current owners have much improved this well loved home by creating a wonderfully inviting and stylish Open Plan Living/Dining Kitchen thoughtfully designed to maximise natural light, high quality finishes with porcelain flooring adding a sumptuous finish and plenty of space to enjoy family dining as well as a perfect living space to relax and watch favourite movies after supper. Just off the kitchen a separate Utility Room connects to a handy enclosed passageway, a great space for kicking off muddy boots or storing pushchairs for younger family members. Furthermore, heading back to the front of the property, a wide light filled Entrance Hall takes you into a must have Downstairs Cloakroom and a delightful Lounge complete with a living flame fire giving a cosy glow offers a further great reception room for family and friends to gather. Completing the ground floor, another room has been created from the former garage space offering versatility for use as a Home Office, Children's Playroom or maybe a further bedroom to suit a family's needs. Heading upstairs across the first floor a Master En Suite Bedroom sits alongside two further double bedrooms and a single along with a well appointed Family Bathroom. For those who need to commute, Shifnal is also well placed for access to the M54 and motorway networks at Junctions 3 and 4 as well as train services running frequently from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston.

**ACCESS** The property sits behind a paved driveway with beech hedging alongside and access to a covered side elevation passageway.

## Overview

- A Spacious and Well Presented Four Bedroom Detached Family Home with a Generous Driveway
- Well Positioned for Easy Access to Amenities and Close to Local Schools
- Two Reception Rooms and Downstairs Guest Cloakroom
- Upgraded with a Cleverly Designed, Light and Bright Open Plan Living/Dining Kitchen
- Separate Utility Room having access into a useful Enclosed Passageway alongside the property
- Master En Suite Bedroom, Two Further Double Bedrooms, and a Single as Well as a Family Bathroom

**ACCOMMODATION** A tiled overhang Entrance Porch with lighting alongside and an **ENTRANCE DOOR** opens into: **ENTRANCE HALL** With radiator, ceiling light point, carpet and an open archway into the **DOWNSTAIRS CLOAKROOM** Having a side aspect privacy window, part tiled walls, radiator, wall light point, a vanity unit inset with hand wash basin and cupboard beneath, W.C. and clothes hanging space. **LOUNGE** A light and bright room featuring a large frontal aspect picture window, an elegant fireplace housing a remotely controlled living flame gas fire creating a cosy glow, as well as a radiator giving warmth, flooring laid to carpet and ceiling lighting. **RECEPTION ROOM** (Created from the former garage space) Overlooking the frontal aspect again having plenty of light beaming through a picture window with side openers, radiator, ceiling light, carpet, down lighting and eye level cupboards housing gas and electric meters as well as a stop tap. **OPEN PLAN LIVING/DINING/KITCHEN** On entering the Dining Area dimmable down lighting sits above the seating area, a column radiator gives warmth and there's a rear aspect window as well as a door opening into the utility room and the gorgeous porcelain tiled flooring which continues through all this area. Moving into the food preparation and cooking space which is beautifully appointed with sleek high gloss eye level cupboards having lighting beneath and base units housing a corner carousel, soft closed drawers, contrasting work surfaces extending to a great breakfast dining area. There's also a one and a half bowl composite sink and drainer with mixer tap and a four- ring gas hob with chimney extractor over together with integrated appliances including a dishwasher, microwave, double electric oven as well as space for a large American style fridge/freezer. Proceeding into the Living Area - Having a radiator, two opening roof light windows, down lighting, and ample room for comfy sofas, a large picture window frames the rear garden aspect and French doors open onto the patio. Just off the dining area a door opens into the **UTILITY ROOM** Having down lighting, radiator, space and plumbing for a washing machine and dryer, matching eye and base level cupboards with a contrasting work surface incorporating a stainless steel sink and drainer beneath a rear aspect window, a wall cupboard housing the gas central heating boiler and a side aspect part glazed door opening into the Enclosed Passageway with lighting, giving garden access and plenty of storage space. The owners have also created a snug for a family pet beneath the staircase space.

An imposing turning and carpeted staircase rises to the **FIRST FLOOR LANDING** - Having a side aspect stairhead window with radiator beneath, carpet, shelved airing cupboard housing a header tank, and the hot water cylinder and there's a ceiling hatch giving access to a part boarded loft. **MASTER BEDROOM** Overlooking the frontal aspect and having carpet, ceiling light point, radiator and a door opening into: **EN SUITE SHOWER ROOM** Laid with attractive high quality vinyl flooring, down lighting, an electric heated towel rail, extractor fan, fully tiled walls and a modern suite comprising of an enclosed flush W.C, vanity unit inset with hand wash basin and a corner shower cubicle with an electric shower over. **BEDROOM TWO** A double bedroom overlooking the frontal aspect having two windows letting in plenty of light, carpet, radiator, and ceiling light point. **BEDROOM THREE** A further double bedroom overlooking the rear aspect and having carpet, radiator, and ceiling light point. **BEDROOM FOUR** A single sized bedroom also overlooking the rear aspect and having carpet, radiator, and ceiling light point. **FAMILY BATHROOM** Having a privacy window overlooking the rear aspect, fully tiled walls, extractor fan, vinyl high quality flooring, down lighting, a chrome heated towel rail and a suite comprising of a panelled bath with mixer tap, a corner shower cubicle with electric shower over and a W.C.

**REAR GARDEN** The garden further complements the property laid out with an attractive Indian limestone paved terrace having PIR and down lighting above giving evening illumination to enjoy al fresco dining, as well as two external power points and a cold-water tap. Steps created from timber sleepers rise to a central Astro turf lawn providing low maintenance overlooking a private tree lined aspect, flower borders stocked with an array of perennials giving seasonal colour and interest as well as further seating and dining areas surrounding the lawn having a fence panelled perimeter. A timber garden shed also benefits from power and lighting. **SHROPSHIRE COUNCIL TAX BAND: E EPC RATING: D DIRECTIONS: SAT NAV POST CODE: TF11 9AF**











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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





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Total area: approx. 162.1 sq. metres (1744.4 sq. feet)

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