

Mountbatten Close Shifnal TF11 8TU

A Superb Three Bedroom Extended Property Nestled Within a Sought After Cul de Sac Position on the outskirts of popular Shifnal, a delightful Shropshire town steeped in history with the glorious countryside on the doorstep, great local schools, a wonderful selection of independent shops, restaurants, bars, cafes, a post office as well as medical and dental practices. 7 Mountbatten Close offers most appealing accommodation arranged over two floors and stepping inside the entrance hall you are welcomed into the through Lounge connecting to a heated Conservatory along with the highlight of the property, a wonderfully spacious Dining Kitchen having an open layout creating a sense of space, ideal for those who love to entertain or host parties. There's also a Downstairs Guest Cloakroom completing the ground floor accommodation. Upstairs across the first floor enjoying an idyllic elevated rear aspect over the countryside, an attractively appointed Family Bathroom sits alongside two double bedrooms and a single bedroom. Stepping outside you will find a generous enclosed rear garden enjoying privacy, a perfect spot to enjoy al fresco dining with family and friends or relax and unwind on a warm sunny day. As well as a detached garage there's also a driveway giving off road parking. Furthermore, Mountbatten Close is also well placed for commuting having a station in Shifnal town centre with rail services running to Shrewsbury, Birmingham and beyond to London Euston along with the M54 motorway networks being within easy reach at Junctions 3 and 4.

ACCESS The property sits behind a lawned and paved front garden with part glazed doors to both the front and side access as well as having a tarmac driveway fronting the detached garage.

Overview

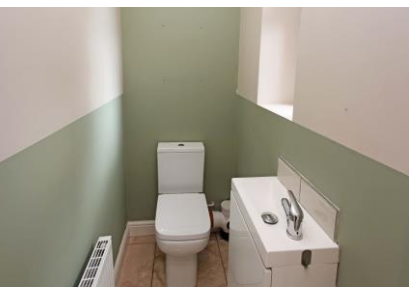
- A Superb Extended Three Bedroom Semi Detached Property with the Benefit of NO UPWARD CHAIN
- Cul de Sac Position with Schooling and Amenities Nearby as Well as Easy Access to Road and Rail Links
- Downstairs Guest Cloakroom
- Dual Aspect Through Lounge Connecting to a Conservatory along with a Wonderfully Spacious Dining Kitchen
- Family Bathroom on the First Floor as well as Two Double Bedrooms and a Good Sized Single Bedroom

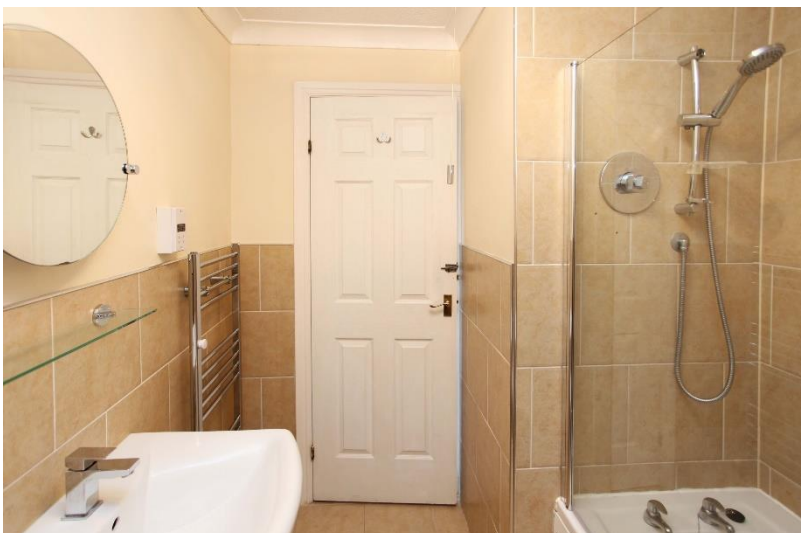
ACCOMMODATION An open front porch with a bin storage facility alongside and a part glazed entrance door opens into the **ENTRANCE HALL** Laid with carpet and having ceiling lighting, radiator, a staircase to the first floor and a door opening into the **LOUNGE** A light and bright room enjoying a dual aspect over the front of the property as well as having French doors opening into the Conservatory along with a coal effect electric fire set within a fireplace, flooring laid to an attractive wood effect, a handy deep built in storage cupboard, two radiators, and two ceiling lights giving plenty of evening illumination and there's also access into the wonderful Open Plan Dining Kitchen. **CONSERVATORY** Of brick and UPVC construction having top opening windows and a sliding door to the rear garden offering a further great cosy space to sit with the family having a radiator so you can enjoy year round comfort whilst maybe enjoying breakfast and a morning coffee overlooking the garden. **OPEN PLAN DINING KITCHEN** Most spacious and attractively laid with tiled flooring adding a touch of luxury to the whole of the kitchen extending along into the side aspect of the property housing a **DOWNSTAIRS CLOAKROOM** which is fitted with a modern suite having a W.C. and a vanity unit inset with a hand wash basin and a mixer tap. Moving back into the main part of the kitchen with glazing overlooking the garden an array of contemporary cupboards topped with contrasting work surfaces having metro wall tiling above provide ample storage, there's a four ring gas hob having a stainless steel chimney extractor over and an electric oven beneath as well as space for a fridge and plumbing for a washing machine along with an integrated dishwasher. A wall mounted cupboard houses a Combi gas central heating boiler and both down lighting and spotlighting provide great evening illumination whilst dining in the further area of this delightful kitchen which provides ample space for a good sized family table and chairs. A loft access hatch also gives access into the pitched roof of this extended kitchen.

A carpeted staircase with handrail rises from the entrance hall to the **FIRST FLOOR LANDING** - With a privacy stairhead window, carpet, ceiling lighting, a loft access hatch and a built in shelved cupboard providing good storage along with the three bedrooms leading off, two of which boast countryside aspects, and the well appointed attractively tiled Family Bathroom offers a three piece suite comprising of a panelled bath with a thermostatic shower over and screen, a generous pedestal hand wash basin and a W.C. In addition there's a chrome heated towel rail, extractor fan and ceiling lighting. **BEDROOM ONE** A double sized bedroom with glazing over the frontal aspect and having flooring laid to carpet, ceiling lighting, a radiator and built in wardrobes with clothes hanging space and shelving within. **BEDROOM TWO** A further double sized bedroom with glazing overlooking the countryside and having flooring laid to carpet, ceiling lighting and a radiator. **BEDROOM THREE** A single sized bedroom also with glazing overlooking the wonderful countryside and having carpet, ceiling lighting and a radiator.

REAR GARDEN Well screened to the perimeter giving privacy and having a generous well kept lawn bordered with a mix of bark, gravel and established trees, as well as a paved patio and timber decking, the perfect seating and dining areas for enjoying social gatherings with family and friends. **DETACHED GARAGE** Having an up and over door, power, lighting and a great storage space within the apex roof. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: D**
DIRECTIONS: From the centre of Shifnal proceed along Broadway which becomes High Street, follow the road along into Newport Road (B4379) and on the outer edge of the town turn right into Drayton Road then immediately left into Admirals Close. Follow the road turning right into Meadow Drive and continue along taking a left turn into Mountbatten Close where the property sits at the end of the Cul de Sac identified by our **FOR SALE BOARD**.







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01952 460000

Email: 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



Total area: approx. 104.1 sq. metres (1121.0 sq. feet)

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