

77 Brimstree Drive Shifnal TF11 9PX

A Superb Three Bedroom End Terrace Family Home with the benefit of an Integral Garage and Driveway Parking occupying a quiet Shifnal cul de sac with the glorious Shropshire countryside on the doorstep, highly regarded local schooling close by and a wonderful selection of amenities including independent shops, restaurants, bars and cafes as well as medical and dental practices within this charming historic town. 77 Brimstree Drive has undergone an extensive programme of renovation and upgrading by the current owner with gorgeous contemporary appointments and high quality stylish fittings creating a tasteful finish throughout. You are welcomed into this lovely home through an Entrance Hall before stepping into a light filled inviting Open Plan Lounge extending to an eye catching sleek Breakfast Dining Kitchen fitted with new appliances and having the benefit of a separate Utility giving even more storage. An Inner Hallway completes the ground floor accommodating a built in cloaks hanging cupboard and a carpeted staircase rising to the upper floor landing having two double bedrooms leading off along with a single sized bedroom and a beautifully appointed Family Bathroom. Shifnal is also a great location for those looking to commute to Shrewsbury, Birmingham and beyond by road and rail, with train services running from the town and the M54 motorway networks being only a short driving distance at Junctions 3 and 4.

ACCESS The property sits behind a driveway giving access to the integral garage and a wrap around lawn along the side elevation.

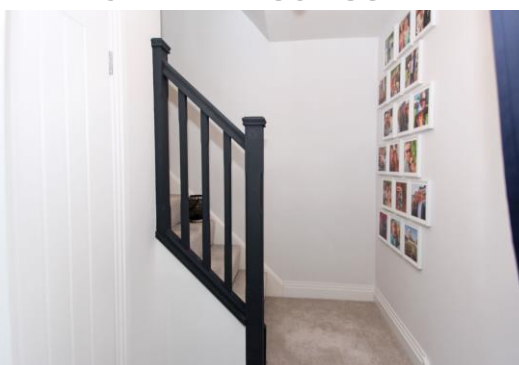
Overview

- A Delightful Recently Upgraded and Renovated Three Bedroom End Terrace House
- Within Easy Reach of Local Schools, Amenities and Convenient Commuter Links
- Open Plan Lounge/Breakfast Dining Kitchen and a Utility Housed within the Verandah
- Inner Hallway Accommodating a Storage Facility and a Staircase to the Upper Floor
- Two Double Bedrooms, a Single Bedroom and an Attractively Appointed Family Bathroom

ACCOMMODATION A UPVC door opens into the Entrance Hall with lighting, elegant high quality vinyl flooring, radiator, a side aspect privacy window and a door opening into the **OPEN PLAN LOUNGE/BREAKFAST DINING KITCHEN** A light and bright welcoming room enjoying a dual aspect over the front and rear gardens, flooring is laid with plush carpet giving a cosy feel to the room as well as two radiators, two ceiling lights and an open arch leads into the Inner Hallway with lighting, radiator and accommodating a useful built in cloaks hanging cupboard along with a staircase to the upper floor. Heading back to the eye catching contemporary **BREAKFAST DINING KITCHEN** Which has been newly appointed with stunning porcelain tiled flooring, a range of high gloss contemporary cupboards having lighting beneath and giving plenty of storage within as well as having a corner carousel, shelving and there's also a wine rack. Contrasting work surfaces extend along to a breakfast dining area with a ceiling light above and metro wall tiling to the rear of the five ring gas hob having a fabulous modern extractor fan above further complement the kitchen. A one and a half bowl composite sink and drainer with an instant boiling water tap sits beneath a rear aspect window the garden and there's ceiling spotlighting within this area, space and plumbing for a washing machine along with an integrated double electric oven and grill with soft close drawers beneath. A door also gives access to the **UTILITY** Which is housed within the **VERANDAH** - Of Glazed construction with a UPVC roof and French doors opening out on to the rear garden and having a tiled effect floor, ceiling light, space and plumbing for washing machine dryer as well as an upright fridge/freezer.

A carpeted staircase with handrail rises from the Inner Hallway to the **FIRST FLOOR GALLERIED LANDING** With loft access hatch having an easy access ladder, a shelved airing cupboard also giving storage and doors to all rooms. **BEDROOM ONE** A double sized bedroom with a countryside view to the frontal aspect and having carpet, radiator, ceiling light, and fitted with a range of mirrored wardrobes. **BEDROOM TWO** Also a double sized bedroom overlooking the rear aspect and having carpet, radiator, ceiling light, and a freestanding wardrobe. **BEDROOM THREE** A single sized bedroom overlooking the frontal aspect and having carpet, radiator, ceiling light. **FAMILY BATHROOM** Having high level opening privacy windows and most attractively appointed with tiled walls, flooring laid to high quality vinyl and beautifully appointed with a contemporary fixed rainhead shower having a hand held attachment set over a panelled bath with screen, and a vanity unit inset with hand wash basin and shaving socket under, an enclosed flush W.C. as well as a wall mounted cupboard, a bathroom mirror with Blue tooth and a heated towel rail.

REAR GARDEN Laid to paving and a central lawn bordered with fence panelling giving privacy and featuring a flower bed and a small rockery. A cold water tap is also housed within the patio area. **SHROPSHIRE COUNCIL TAX BAND B EPC RATING: E DIRECTIONS:** From the centre of Shifnal take the Wolverhampton Road. Turn right into Park Lane and third right into Brimstree Drive following the road round the right hand bend where the property can be found on the left hand side as indicated by our For Sale Board. **SAT NAV POST CODE: TF11 9PX**







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

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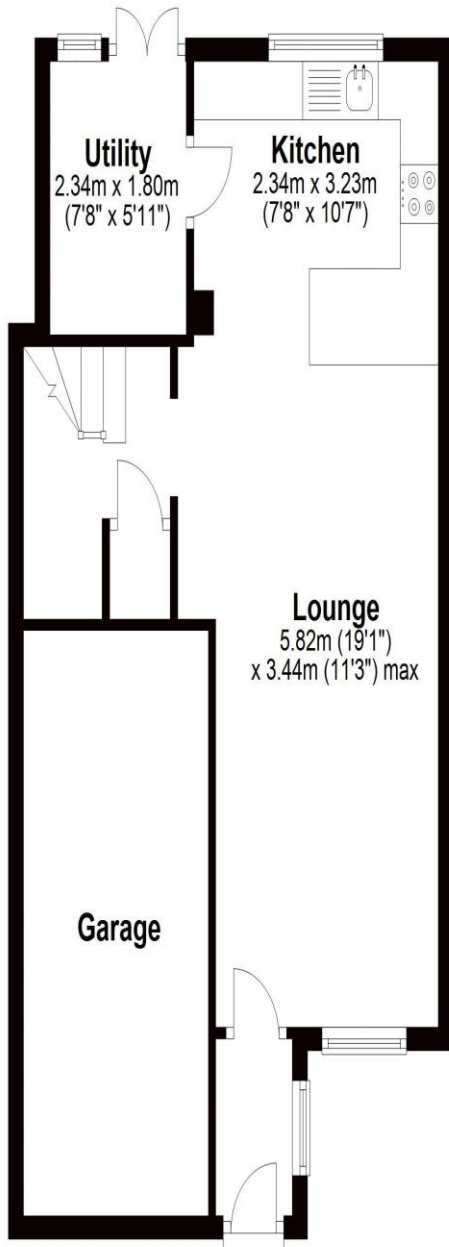
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

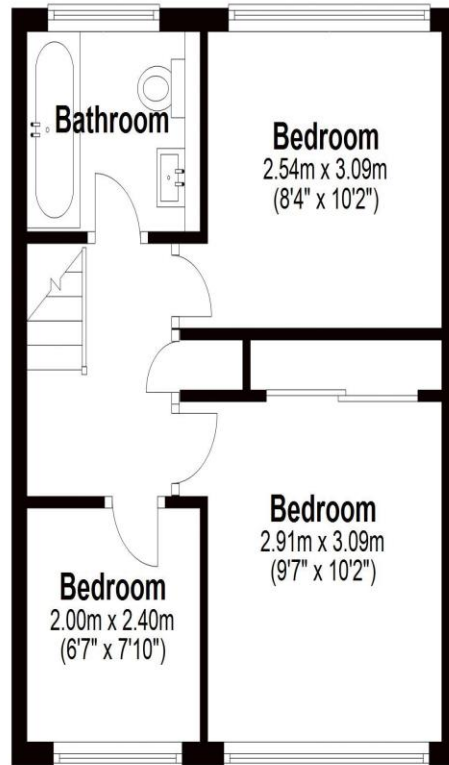
Ground Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 83.6 sq. metres (900.1 sq. feet)

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