

45 Applebrook Shifnal TF11 9PZ

A STYLISHLY PRESENTED TWO STOREY, LINK DETACHED HOME PROVIDING THREE BEDROOM, CONTEMPORARY THEMED ACCOMMODATION, with the focal point of the ground floor being an expansive, stylish, Open Plan Family Living and Dining Area radiating light and space. A delightful fully fitted and excellently equipped Kitchen completes the ground floor. A staircase rises to the first floor with Three Bedrooms leading off and a Family Bathroom. An enclosed Rear Garden enjoys a South Facing aspect with a Garage and Driveway providing off road parking. 45 Applebrook sits within a cul de sac position within one of Shifnal's most favoured residential areas, located close to local highly regarded schooling and a wide range of shopping and dining facilities within this historic market town. Communications are excellent, with rail services running from Shifnal station to Telford, Shrewsbury, the West Midlands and connections in Woverhampton to London Euston. The M54 and motorway networks are also easily accessible @ Junction 4 giving fast access to the M6.

The property sits behind an elevated brick paved driveway continuing to the garage and entrance door, bordered with an attractive slate bed inset with mature shrubs.

Overview

• A STYLISHLY PRESENTED, EXTENDED, LINK DETACHED HOME

• Sought After Cul de Sac Location

• Three Bedrooms and Family

Bathroom

• Expansive Open Plan Family Living and Dining Area

• Fully Fitted Kitchen

• Solar Panelled Rear Roof

• South Facing Rear Garden

• Double Glazing and Gas Central

Heating

• Garage and Driveway Parking

A double glazed entrance door opens into: **ENTRANCE HALL** With stairs to the first floor, a wood effect floor, radiator, wall light point and a door opening into: **OPEN PLAN FAMILY LIVING AND DINING AREA** An impressive ground floor room of good proportions overlooking the frontal aspect with a double glazed bay window, carpet, feature fireplace inset with fire, radiator, ceiling light point The room continues through to a further family living space with a timber effect floor, ceiling light point radiator, door to understairs storage cupboard and a door opening into the kitchen. Continuing through to the **DINING AREA** - Which gives access to the rear garden through double glazed French doors, a side aspect double glazed window, double glazed roof light, inset ceiling spotlights, wall light point and radiator. **KITCHEN** With a rear aspect double glazed window, side aspect double glazed door to the rear garden, radiator, three ceiling light points tiled effect floor and fitted with a comprehensive range of wall mounted and base units with butchers block style work tops incorporating a one and a half bowl sink and drainer, gas hob with extractor over and integrated dishwasher, washing machine, fridge/freezer, wall mounted gas central heating boiler and a door opening into the garage

A carpeted staircase rises to the **FIRST FLOOR PART GALLERIED LANDING** - With a double glazed side aspect stairhead window inset with Venetian blind ceiling light point, loft access hatch, carpet, door to airing cupboard and door to all rooms. **BEDROOM ONE** Overlooking the frontal aspect with a double glazed window inset with roller blind, carpet, ceiling light point, radiator, mirrored wardrobe and attractive, built in overbed storage with wardrobes to either side. **BEDROOM TWO** Overlooking the rear aspect with a double glazed window inset with roller blind, radiator, ceiling light point, carpet and a built in wardrobe. **BEDROOM THREE** Overlooking the frontal aspect with a double glazed window inset with roller blind, radiator, ceiling light point, carpet and built in wardrobe. **FAMILY BATHROOM** Overlooking the rear aspect with an obscured double glazed window, ceiling light point, radiator, tiled effect floor and a suite comprising of a panelled bath with power shower over and screen, pedestal hand wash basin, W.C.

REAR GARDEN Well maintained with a paved patio and a low brick wall with steps leading up to a central lawn bordered with a variety of shrubs and a timber wendy house. The South facing garden is fence panelled to the perimeter giving privacy. **SHROPSHIRE COUNCIL TAX BAND C DIRECTIONS SAT NAV - POST CODE TF11 9PZ**







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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!

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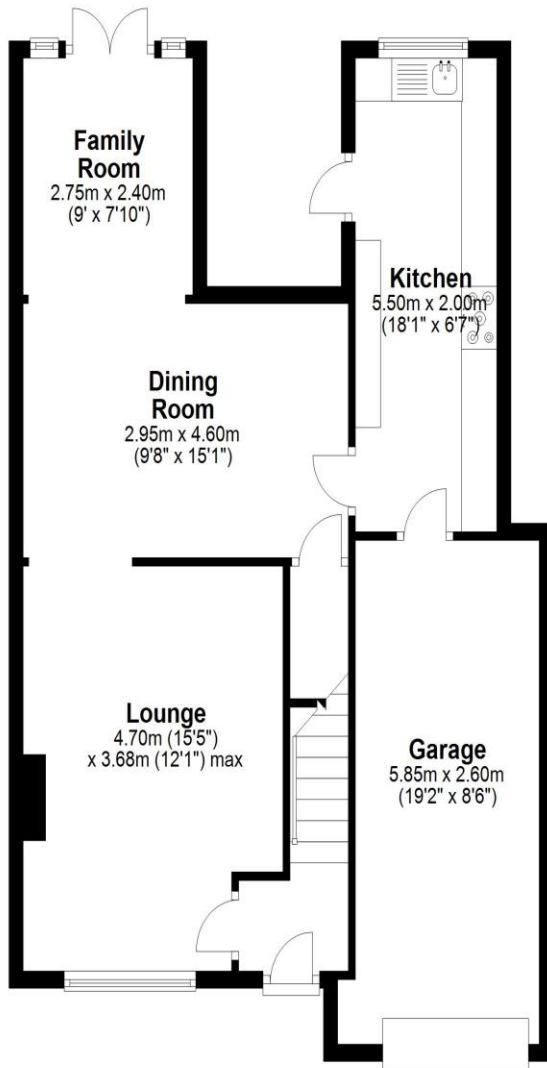
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

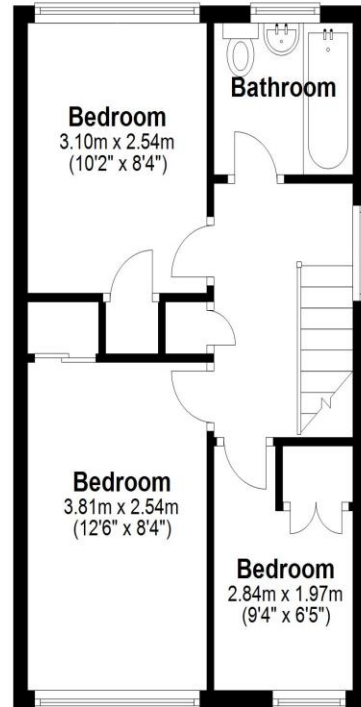
Ground Floor

Approx. 69.9 sq. metres (752.3 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 105.4 sq. metres (1135.0 sq. feet)

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