

10 Cornwallis Drive Shifnal TF11 8UB

A Charming Two Bedroom Semi Detached Bungalow with the benefit of a driveway and garage giving ample parking, set in a quiet Shifnal cul de sac within the Admirals Farm development, a popular location on the edge of this delightful Shropshire town, yet the centre with its excellent choice of independent shops, restaurants, bars, a post office and cafes are just minutes away as well as dental and medical practices. Shifnal also enjoys a strong community spirit hosting an annual fair, a carnival and a Christmas market as well as many social events held in the village hall throughout the year. 10 Cornwallis Drive comes to the market with **NO UPWARD CHAIN** offering comfortable accommodation with masses of potential to enhance the property by sprucing it up and upgrading the decor to suit a new owners requirements. Walking into this lovely bungalow all the rooms flow from the Entrance Hall including the House Bathroom, a cosy Lounge featuring an elegant fireplace and the two bedrooms. A spacious Kitchen having a heated Conservatory alongside offers a perfect dining area as well as having a garden outlook. Road and Rail Links are also within easy reach having rail services running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston, and Junctions 3 and 4 of the M54 motorway networks being easily accessible.

ACCESS The property sits behind a wrap around lawned front garden within a delightful Shifnal cul de sac having a tarmac driveway planted with hedging giving privacy alongside a covered car port and access to the integral garage.

Overview

- Charming Semi Detached Bungalow in a Quiet Cul de Sac Within Easy Reach of Amenities
- Comfortable Good Sized Accommodation with Modern Appointments Yet Would Benefit from Upgrading and Cosmetic Improvement to Unlock Its Full Potential
- Lounge with an Elegant Fireplace
- Kitchen with the Benefit of a Heated Conservatory Alongside
- A Double and a Single Bedroom with Fabulous Fitted Wardrobes and a House Bathroom

ACCOMMODATION A part glazed UPVC entrance door opens into: **ENTRANCE HALL** Having carpet, radiator, ceiling light, loft access hatch, wall mounted thermostatic central heating control, and a shelved airing cupboard housing a hot water cylinder. **LOUNGE** Having glazing to the rear aspect, carpet, two ceiling light points, an elegant fireplace housing a coal effect gas fire and a door to **KITCHEN** Having a tiled effect floor, ceiling spotlights, radiator, range of eye level and base units topped with work surfaces incorporating a stainless steel sink and drainer with mixer tap, a four ring gas hob with chimney extractor over and a cupboard beneath as well as space for fridge and a washing machine. There's also plenty of light streaming in through a window and door giving access into **CONSERVATORY** Of brick and UPVC construction with window blinds, a paddle light fan, radiator, flooring laid to tiling, French doors opening on to the rear garden and a handy timber door to the garage.

BEDROOM ONE A double sized light and bright bedroom having carpet, ceiling light point, radiator and fabulous wall to wall wardrobes featuring two mirrored doors and having lots of clothes hanging and drawer space. **BEDROOM TWO** A further light and bright bedroom having space for a good sized single bed, carpet, radiator, ceiling light point, and also fitted with fabulous wall to wall wardrobes again with lots of space for clothes and accessories. **BATHROOM** Having a privacy window, a tiled effect floor, down light, radiator, and a suite comprising of a panelled bath with electric shower over, pedestal hand wash basin and a W.C.

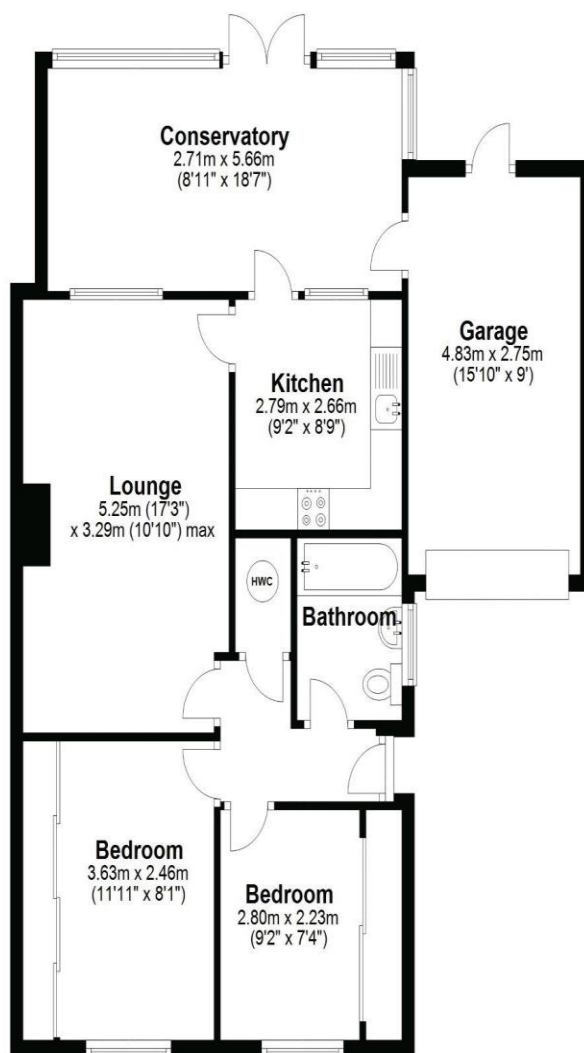
REAR GARDEN Well screened with low walling topped with fence panelling along the roadside and further fencing completing the perimeter giving privacy bordered with an array of established shrubs surrounding a good sized lawn perfect for enjoying summer days relaxing or dining and there's also a greenhouse for gardening enthusiasts. **INTEGRAL GARAGE** Housing a wall mounted Worcester gas central heating boiler and lots of storage within the apex roof, along with power, lighting, an up and over entrance door from the driveway and further doors giving access from the conservatory and the rear garden. **SHROPSHIRE COUNCIL TAX BAND: C EPC RATING: D DIRECTIONS:** From Broadway in Shifnal which becomes High Street, proceed North into Newport Road (B4379). On the outer edge of the town turn right into Drayton Road, carry on to the end of the road bearing right into Cornwallis Drive where the property sits in a corner position identified by our For Sale Board.





Ground Floor

Approx. 90.1 sq. metres (970.4 sq. feet)



Total area: approx. 90.1 sq. metres (970.4 sq. feet)

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If you are considering selling your home please contact us today for your no obligation free market appraisal.

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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