



43 Applebrook, Shifnal, TF11 9PZ

BERRIMAN
EATON

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A well presented family home with extended accommodation to the ground floor in a sought after location close to the heart of Shifnal with a preferred southerly aspect to the rear garden

LOCATION

Applebrook forms part of a development which lies within walking distance of the centre of Shifnal which is a highly regarded Shropshire former market town. Shifnal provides a full complement of local facilities which are ideal for everyday requirements and Shifnal is well served by schooling in both sectors.

Communications are excellent with Shifnal train station providing direct services to Shrewsbury, Birmingham and beyond and the M54 is within a few minutes drive facilitating fast access to the entire motorway network.

DESCRIPTION

43 Applebrook has been extended to the rear to create a superb living / dining / conservatory opening onto the garden. The kitchen has also been extended into the rear of the former garage creating much more cupboard and utility space. The accommodation is well presented throughout with neutral décor.

ACCOMMODATION

A step rises to an open PORCH with external light and a double glazed and coloured front door opens into the HALL with a useful cloaks and storage cupboard. The LOUNGE has a double glazed bay window to the front, coved ceiling and an open archway into the superb, through DINING ROOM / CONSERVATORY with the dining area having coved ceiling and the conservatory has double glazed windows and French doors to the rear garden. The KITCHEN has a range of wall and base units with roll top working surfaces with coordinating breakfast bar, a stainless steel sink with a double glazed window over, a four ring gas hob with filtration unit above and electric oven beneath, space for a fridge freezer and plumbing for a washing machine, a shelved pantry, there is a double glazed door to the rear garden and an internal door to the store.

Stairs from the hall rise to the first floor landing with a double glazed window to the side, access to the loft and a linen cupboard with slatted shelving. BEDROOM ONE is a good size double with a double glazed window to the front and a built in wardrobe. BEDROOM TWO is also double in size with a double glazed window to the rear and a fitted cupboard. BEDROOM THREE is a good size with a double glazed window to the front and the BATHROOM has a panelled bath with shower over, pedestal wash basin, WC and a heated ladder towel rail.

OUTSIDE

43 Applebrook sits behind a DRIVEWAY laid in brick paviours with a gravelled bed to one side. There is a STOREROOM with an elevating garage door to the front, electric light and power and an internal door to the kitchen.

The REAR GARDEN has a preferred southerly aspect with a paved patio to the rear of the property with steps rising to a shaped lawn with planted and flowering borders. Further steps rise to a second patio to the rear of the garden.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND C – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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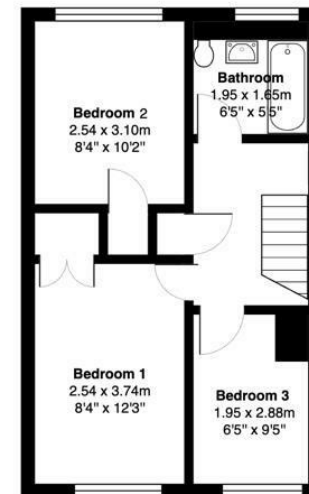
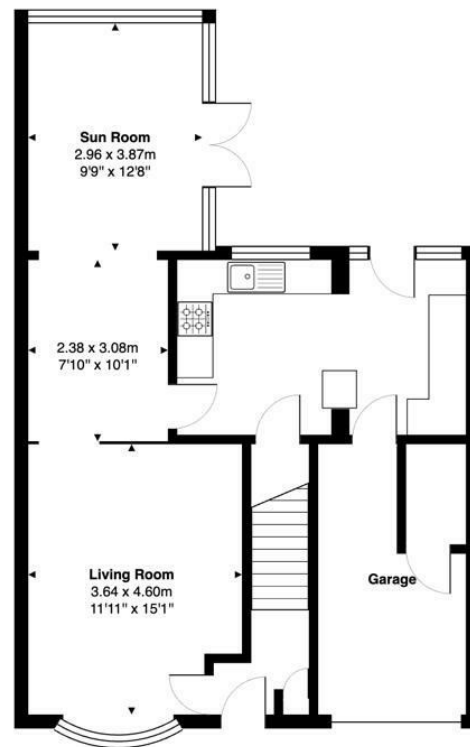
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Offers Around
£299,950

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Total Area: 106.6 m² ... 1147 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

