



**14 Applebrook,
Shifnal,
TF11 9PZ**

Asking Price £295,000

A delightful three-bedroom link-detached house with a utility room and a conservatory. It boasts a lovely rear garden. With driveway parking, and a single garage, all located in a desirable residential area of Shifnal.

On the ground floor, the entrance hallway leads to a lounge with a large bay window and double-glazed doors opening into the dining room. French doors from the dining room provide access to the conservatory, which also has French doors leading to the rear garden. The kitchen connects to a utility room with recesses for white goods and a washing machine, and offers access to both the rear garden and the garage.

On the first floor, you'll find a master bedroom, a second double bedroom, and a third single bedroom, along with a newly fitted bathroom featuring a double walk-in shower.

Outside, the property features a block-paved driveway with parking for up to three cars and a single garage. The rear garden is a delight, with a patio area leading to a well-maintained lawn. The garden's borders are planted with mature plants and shrubs, and a paved pathway runs through the centre of the lawn, leading to an arbour where you can relax and enjoy the space. Additional features include an outside light and tap.

The property is situated in close proximity to the centre of Shifnal. The former market town of Shifnal originally developed as a staging post on the main London to Holyhead trading route. It is an attractive town with a scattering of quaint black and white buildings still surviving amongst the more modern developments. Shifnal is located about 3 miles (5 km) east of Telford, and conveniently close to the M54 and commuter links to Wolverhampton and Birmingham. There are well respected primary and secondary schools within the town, as well as a selection of private schools close by. Shifnal also has a railway station on the Shrewsbury-Wolverhampton Line

ENTRANCE HALLWAY

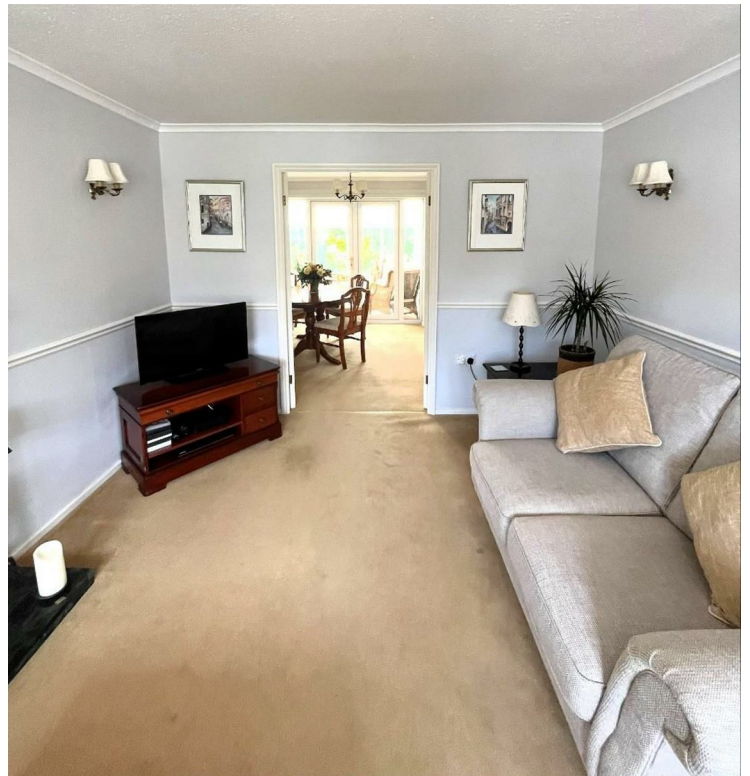
15'3" x 5'6" (4.65 x 1.70)

With wooden effect laminate flooring and an understairs storage cupboard.

LOUNGE

14'11" x 11'1" (4.56 x 3.38)

Featuring a large bay window, a marble hearth with an electric fireplace, and an ornate decorative surround. With double glazed doors leading through to the dining room.



DINING ROOM

8'9" x 9'8" (2.69 x 2.96)

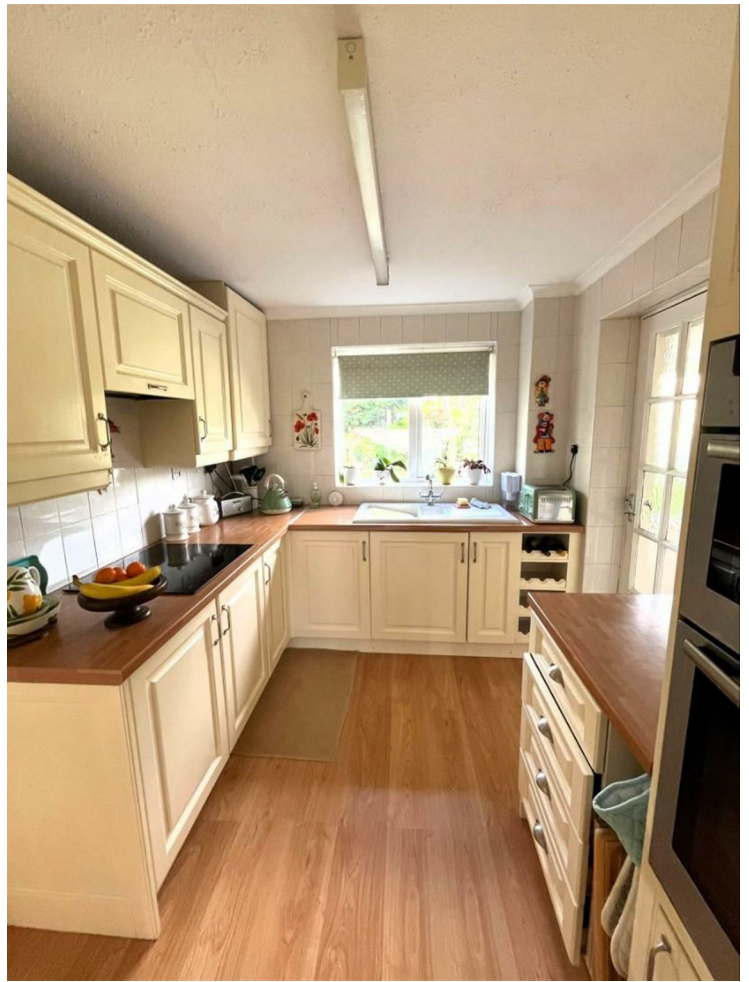
Having French doors that lead to the conservatory.



KITCHEN

9'7" x 9'0" (2.94 x 2.76)

Overlooking the rear garden, the kitchen is fitted with a range of cream base and wall units topped with work surfaces. It includes an induction hob with an extractor fan above, a composite sink and drainer with a mixer tap, and an integrated oven with a grill. The kitchen is fully tiled and features laminate flooring throughout. With a doorway leading to the Utility.



CONSERVATORY

11'0" x 7'10" (3.37 x 2.39)

With double-glazed windows and French doors that open to the rear garden.



UTILITY

There are recessed areas for a fridge, and freezer, washing machine and dishwasher. With a rear door leading to the garden and an internal door to the garage.



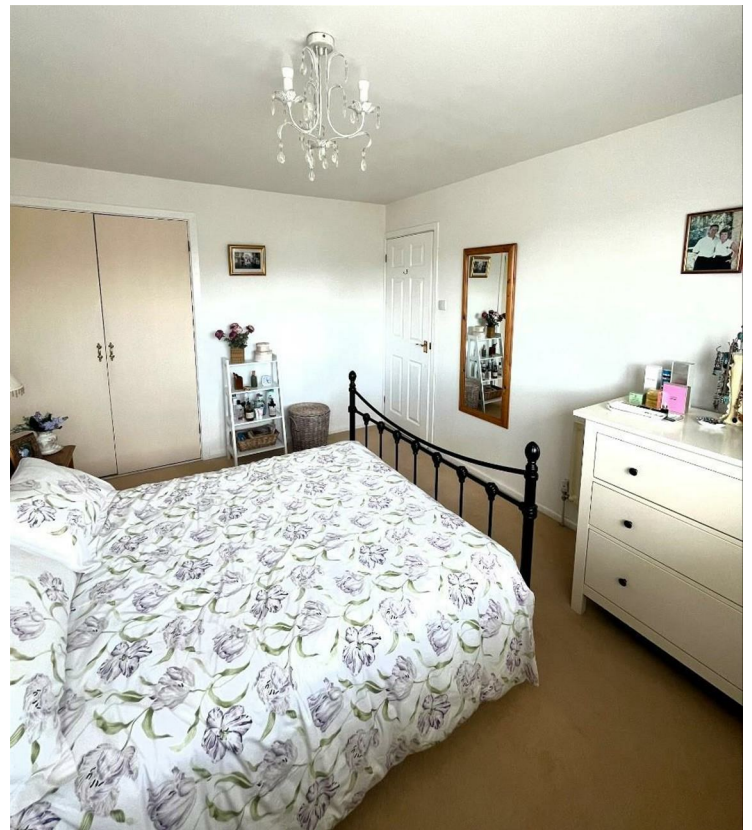
FIRST FLOOR

With an airing cupboard and loft access.

BEDROOM ONE

12'6" x 10'2" (3.82 x 3.10)

A double bedroom with built-in wardrobes, overlooking the front of the house.

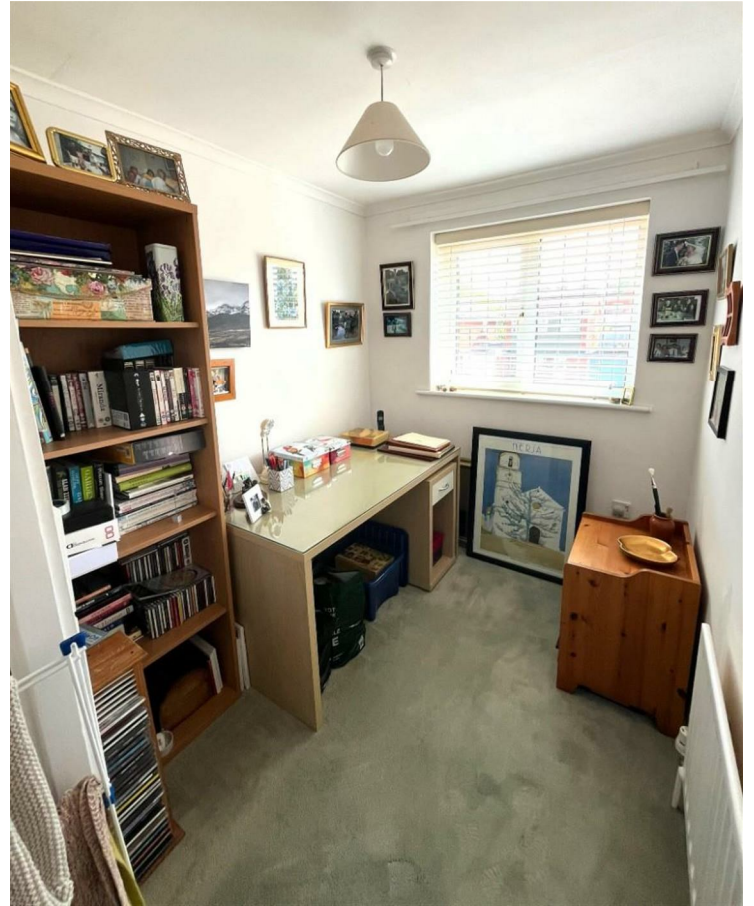




BEDROOM THREE

9'6" x 6'5" (2.92 x 1.96)

A single bedroom overlooking the front of the house.



BEDROOM TWO

10'1" x 9'11" (3.09 x 3.04)

A second double bedroom with a single built in wardrobe overlooking the rear garden.



BATHROOM

8'5" x 6'3" (2.57 x 1.91)

A newly fitted bathroom featuring a double walk-in shower, pedestal wash basin, and low-level W.C. The walls and floor are fully tiled, with inset chrome spotlights.



REAR GARDEN

A tiered garden with a patio area leading to a well-maintained lawn. The borders are filled with mature plants, shrubs, and trees, and an arbour is situated at the bottom of the garden. With an outside tap and light.





Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

From our office: Head south on Market Place, turn right onto Park Lane, turn right on Brimstree Drive, continue onto Applebrook, Turn right onto Applebrook, the property is situated on the right hand side.

OUTSIDE

A block-paved driveway with a central planted area offers parking for two or more cars.

AGENTS' NOTES:

EPC RATING: D - a copy is available upon request.

SERVICES: We are advised that mains water, gas, electricity and drainage are available. Satellite / Fibre TV Availability BT & Sky. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, the Property Band is C Is £1,919.19

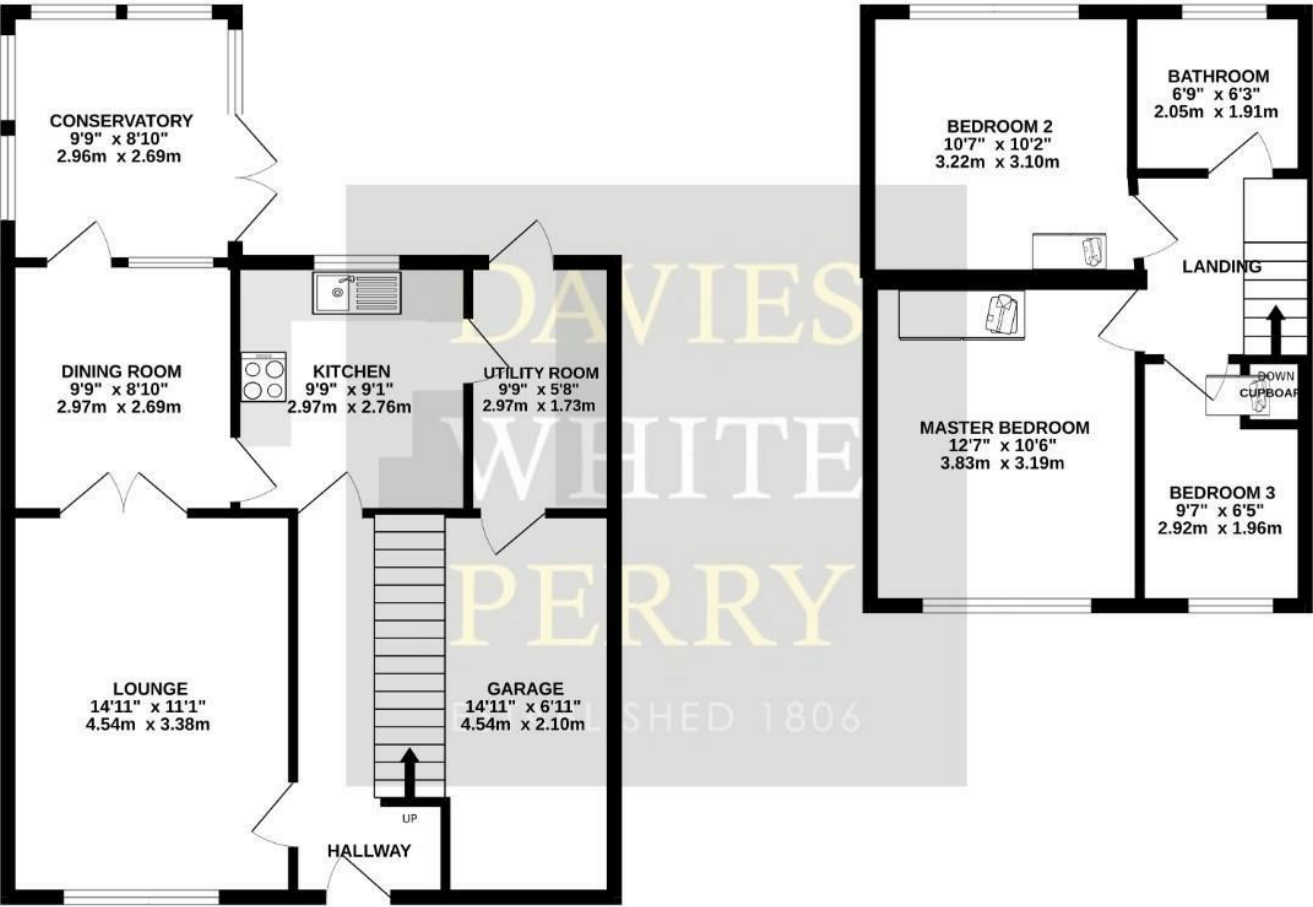
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.

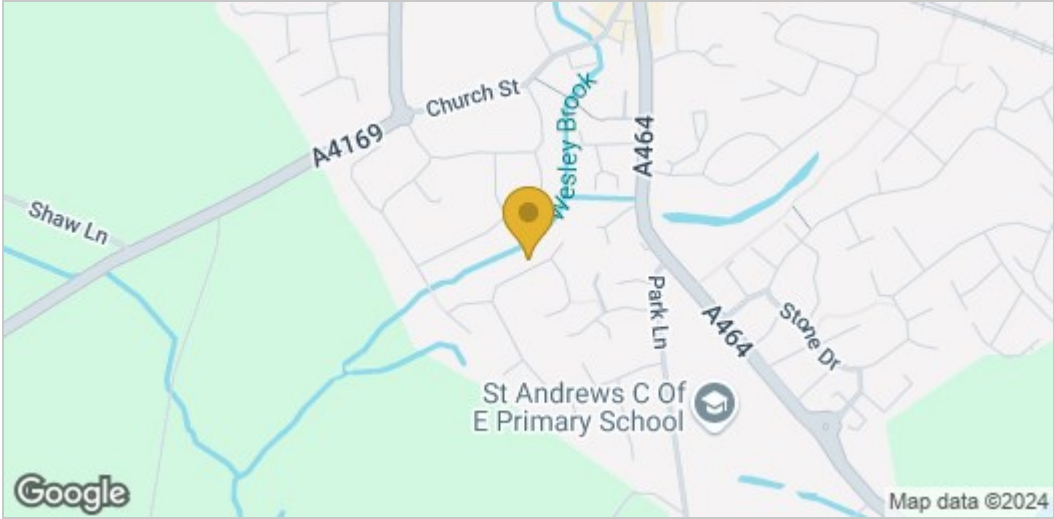
1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		68
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.