

20 Wadlow Drive Shifnal TF11 9QF

A HIGHLY DESIRABLE THREE BEDROOM DETACHED RESIDENCE, built to an exacting standard by Redrow Homes, combining traditional design features with modern day living, enjoying well appointed quality suites and rooms of excellent proportions. 20 Wadlow Drive boasts an enviable position situated on a small private road within a select residential development of family homes, overlooking an open green space and being perfectly placed for access to this historic Shropshire town centre of Shifnal, offering a variety of shops and restaurants. The area is also well served with local Primary and Secondary schools, with further schooling easily accessible, including St Dominics High School in the village of Brewood, together with a First and Middle School, a Grammar school in Newport and Birchfield Preparatory School in Albrighton. The flexible living accommodation arranged over two floors offers tastefully appointed rooms radiating light and space, with the focal point of the ground floor being an impressive Open Plan Family Dining Kitchen, with an adjacent Children's Playroom, and a Utility Room, leading through to a downstairs Guest Cloakroom.. A cosy frontal aspect Lounge provides a further living space for family relaxation. From the Entrance Hall a staircase rises to the first floor landing presenting a Principle Bedroom with Ensuite Shower Room and Two further Double Bedrooms. (Bedroom Three features a Dressing Room which could be adapted for use as a Study). A spacious Family Bathroom completes the first floor accommodation. An enclosed rear garden enjoys space and privacy to enjoy family dining and leisure, with a converted integral garage and a driveway giving off road parking. Communications are excellent with the M54 easily accessible via Junctions 3 and 4, and a rail station in Shifnal

ACCESS The property sits behind a tarmacadum driveway leading to the integral converted garage, with paved, gated side access to the rear garden, and an attractively planted border within the fore garden continues around the further side aspect.

Overview

• A HIGHLY DESIRABLE THREE BEDROOM DETACHED RESIDENCE

- Close to Local Schools and Amenities
- Lounge
- Downstairs Guest Cloakroom
- Open Plan Family Dining Kitchen with Separate Utility Room
- Children's Playroom
- Principle Bedroom with Ensuite Shower Room & Two Double Bedrooms (Bed 3 with Dressing Room/Study)
- Family Bathroom
- Double Glazing and a Hive Controlled Gas Central Heating System
- Gardens, Converted Garage and Driveway Parking

ACCOMMODATION An open entrance porch with a tiled floor, ceiling light point, and a double glazed Entrance Door with glazed side panels opens into: **ENTRANCE HALL** Featuring an attractive Amtico effect floor continuing through to the downstairs guest cloakroom, open plan family dining kitchen and utility room, in addition to a covered radiator, ceiling light point, stairs to first floor, door to under stairs storage cupboard with lighting and doors opening into the kitchen and lounge. **LOUNGE** A carpeted, stylishly presented family room overlooking the frontal aspect with a double glazed bay window, radiator and ceiling light point. **OPEN PLAN FAMILY DINING KITCHEN** Dining Area Offering ample dining space, inset ceiling spotlights, radiator, door to storage cupboard and double glazed French doors opening onto the rear garden. **Kitchen Area** Fitted with a comprehensive range of most attractive wall and base units, soft close drawers and work tops incorporating a one and a half bowl sink and drainer, induction hob with extractor over and a beautiful newly tiled splash back, double oven and integrated appliances, including dishwasher and fridge/freezer. Doors from the dining area of the kitchen open into an adjacent Utility Room and Children's Playroom. **UTILITY ROOM** - Fitted with a counter top, inset stainless steel sink and drainer, space and plumbing beneath for washing machine and dryer, inset ceiling spotlights, radiator, a double glazed door to the rear garden and a door opening into: **DOWNSTAIRS GUEST CLOAKROOM** Overlooking the side aspect with a double glazed obscured window, inset ceiling spotlights, radiator, and a suite comprising of hand wash basin with tiled splash back and W.C. **CHILDREN'S PLAYROOM** A good sized carpeted room with open access from the kitchen, a high level side aspect double glazed window, and inset ceiling spotlights.

A carpeted turning staircase with a balustraded handrail rises to the **FIRST FLOOR GALLERIED LANDING** With carpet, ceiling light point, door to storage cupboard with shelving and access hatch to a boarded loft with ladder. **PRINCIPLE BEDROOM** Overlooking the frontal aspect towards an open green space, with a double glazed window bay window, radiator, carpet, ceiling light point, built in high gloss wardrobe and door to: **ENSUITE SHOWER ROOM** Overlooking the side aspect with a double glazed obscured window, wood effect floor, heated towel rail, inset ceiling spotlights and a suite comprising of a fully tiled shower cubicle with thermostatic shower over, hand wash basin, and W.C. **BEDROOM TWO** Overlooking the rear aspect with a double glazed window, carpet, radiator and ceiling light point. **BEDROOM THREE** Overlooking the rear aspect with a double glazed window, radiator, carpet, ceiling light point and a door opening into: **DRESSING ROOM** - With the option for use as a **STUDY** With inset ceiling spotlights, carpet and a door giving access into a large side aspect roof space. **FAMILY BATHROOM** A spacious room overlooking the frontal aspect with a double glazed obscured with an Amtico effect floor, inset ceiling spotlights, extractor, heated towel rail, and a tastefully appointed suite comprising of a panelled bath with shower screen and thermostatic shower over, hand wash basin, W.C. and door to cupboard housing hot water cylinder.

REAR GARDEN The lawned garden enjoys a sunny aspect perfect for outdoor family leisure activities, with a paved patio providing an al fresco dining area bordered with a low fence and wicket gated access. A timber shed provides good storage, with fence panelling to the perimeter and a hedged rear aspect giving privacy. A cold water tap is located within the patio area. **INTEGRAL GARAGE** Having been converted internally to provide a frontal storage area and a children's playroom to the rear. **COUNCIL TAX BAND D SHROPSHIRE**
COUNCIL DIRECTIONS: From the centre of Shifnal take the A464 Shifnal to Wolverhampton Road and continue along to the mini island taking the second exit and continue, turning immediately right into Wadlow Drive. Follow the road until reaching an open green space, turning right into a small private road where the property is located.





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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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Email: info@fieldsofshifnal.co.uk

4 Broadway, Shifnal, TF11 8AZ



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



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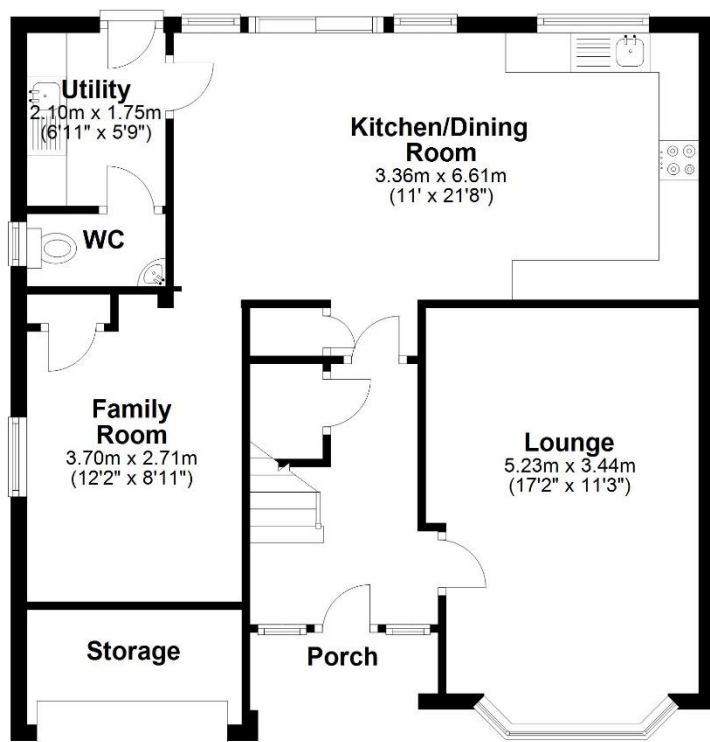
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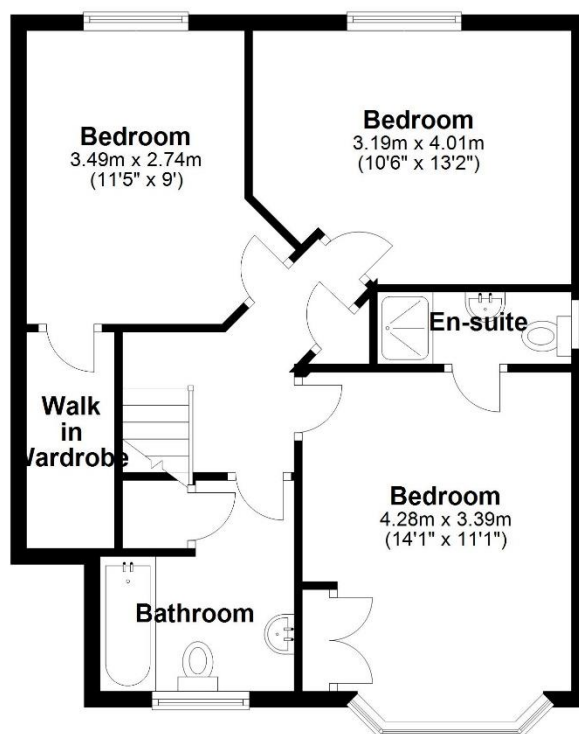
Ground Floor

Approx. 71.6 sq. metres (770.8 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.8 sq. feet)



Total area: approx. 127.2 sq. metres (1369.6 sq. feet)

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