

### 3 Wheatfield Drive Shifnal TF11 8HL

A Beautifully Updated and Remodeled Three Bedroom Semi Detached Family Home with a driveway and frontage giving ample off road parking standing within a popular residential area of delightful Shifnal with its rich history and great community spirit. The town also enjoys a wonderful choice of amenities including dental and medical practices as well as excellent local schools. 3 Wheatfield Drive has been completely transformed by the current owners with a new bespoke Kitchen and Bathroom and you are welcomed into the property through an entrance hall running into a spacious and inviting Open Plan Lounge featuring an eye catching contemporary fireplace and a log effect fire giving a cosy glow, along with an adjoining dining area offering plenty of space to gather with family and friends. Within the garage conversion, an inner hallway has been created to accommodate a Downstairs Cloakroom combined with a Utility along with a further Reception room giving the flexibility for use as a Snug, Study or maybe a further bedroom to suite a family's needs. Upstairs you will find three good sized bedrooms along with an attractively appointed Family Bathroom.

ACCESS A tarmac driveway and a gravelled frontage with an external power socket, and a gated and walled side access laid with decking proceeding along to the rear garden.

## Overview

- A Newly Remodeled and Modernised Three Bedroom Semi Detached House with Generous Off Road Parking
- Lounge extending to a Dining Area overlooking the rear garden
- Newly Fitted Stylish Bespoke Contemporary Kitchen and Bathroom
- Reconfigured garage space accommodating a Living Area and a Downstairs Cloakroom combined with a Utility
- Two Double sized Bedrooms and a Single with the benefit of built in wardrobes

**ACCOMMODATION** A newly fitted composite entrance door with lighting alongside opens into the **ENTRANCE HALL** - laid with high quality laminate flooring, a radiator and ceiling lighting. **LOUNGE** A most spacious comfortable room where a staircase rises to the first floor and enjoying plenty of natural light beaming in through new glazing overlooking the frontal aspect. For cosy evenings an elegant fireplace complete with a gorgeous contemporary log effect electric fire with lighting has been installed and there's ample wall and ceiling lighting with a dimmer switch to create a relaxing ambience when gathering with family and friends. Flooring is laid to carpet and an attractive sliding door gives access into the kitchen and there's open access into the **DINING AREA** Having new glazing overlooking the rear garden, high quality attractive vinyl flooring, a radiator and ceiling lighting. **KITCHEN** A bespoke kitchen overlooking the rear garden having been newly designed and refurbished with a fabulous array of contemporary cupboards and contrasting marble effect work surfaces, metro wall tiling, down lighting with a dimmer switch and high-quality vinyl flooring. There's also a stainless-steel sink, four ring gas hob with splashback and an extractor over, a double oven with grill as well as new integrated appliances including a dishwasher and fridge/freezer. Just off the kitchen an **INNER HALLWAY** features high quality vinyl flooring continuing through to the front aspect, a latched timber door to an under stairs storage cupboard and a new timber door opens to the **DOWNSTAIRS CLOAKROOM COMBINED WITH A UTILITY** Having a side aspect privacy window, radiator, a high level column radiator, space and plumbing for a washing machine and dryer along with a suite comprising of a W.C topped with a hand wash basin and mixer tap. Sitting to the rear of the hallway a further **RECEPTION ROOM/SNUG** - With new glazing overlooks the frontal aspect, a side door opens onto the side aspect, there's a radiator, down lighting, a built-in cupboard and a wall mounted cupboard housing the electric and gas meters.

An open carpeted staircase rises from the lounge to the **FIRST FLOOR LANDING** With carpet, lighting over staircase and further ceiling light as well as a smoke alarm on the landing, cupboard housing Combi gas central heating boiler and a loft access hatch. **BEDROOM ONE** A double bedroom overlooking the frontal aspect and having carpet, ceiling light point and a built-in wardrobe. **BEDROOM TWO** A double bedroom overlooking the frontal aspect and having carpet, ceiling light and a built-in wardrobe. **BEDROOM THREE** A single bedroom overlooking the rear aspect and having carpet, ceiling light and a built-in wardrobe. **HOUSE BATHROOM** Having a rear aspect privacy window and beautifully appointed with a new suite comprising of a panelled bath with mixer tap and hand held attachment, a large shower enclosure having an electric shower over and featuring marble effect wall panelling, vanity unit inset with hand wash basin as well as an enclosed flush W.C. along with flooring laid to high quality vinyl, a chrome heated towel rail, extractor fan and down lighting.

**REAR GARDEN** Laid with a large, paved patio having wall lighting, double external power sockets and steps leading down to a lawn with herbaceous borders and a fence panelled perimeter. A gravelled area to the rear of the garden offers a great place to sit and enjoy the evening sunshine. **SHROPSHIRE COUNCIL TAX BAND C EPC RATING: E**  
**DIRECTIONS:** From the centre of Shifnal proceed north along Broadway and High Street into Newport Road B4379 turning left into Wheatfield Drive. Follow the road along where the property sits on the right-hand side identified by our for-sale board. **SAT NAV POST CODE: TF11 8HL**







## Selling your home?

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!

**01952 460000**

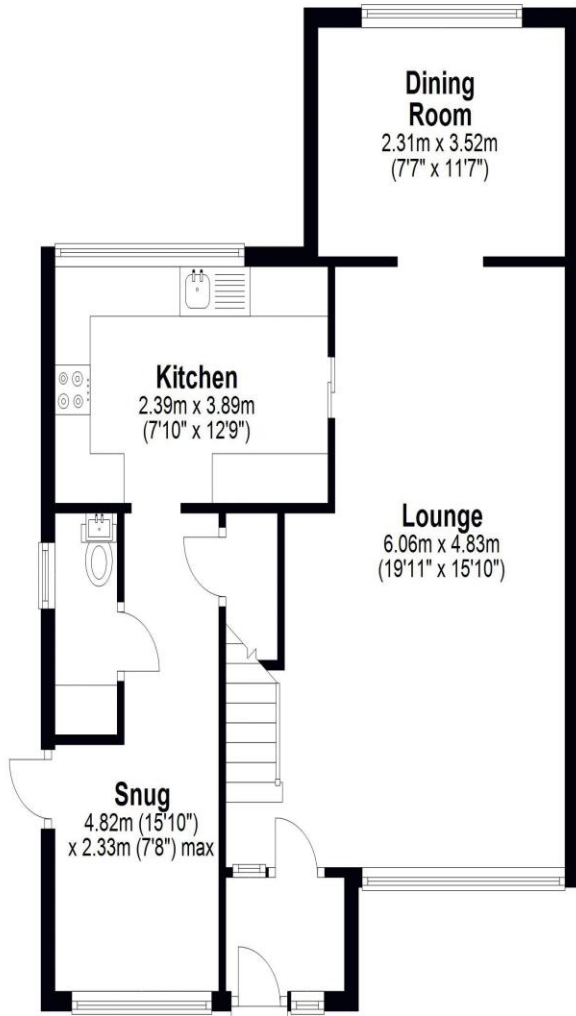
Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)  
4 Broadway, Shifnal, TF11 8AZ



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

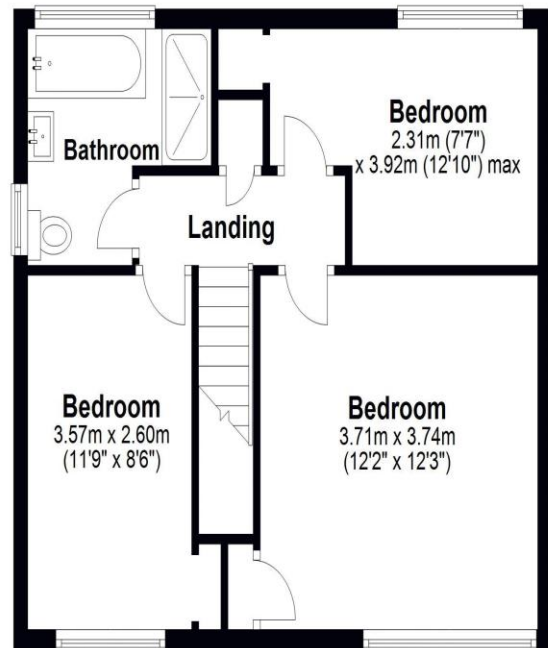
## Ground Floor

Approx. 57.6 sq. metres (620.4 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 100.7 sq. metres (1084.0 sq. feet)

For illustrative purposes only. Not to scale  
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