

## 1 Wheatfield Drive Shifnal TF11 8HL

A Wonderful Four Bedroom Detached Family Home with the benefit of No Upward Chain, deceptively spacious accommodation and the rear garden is a perfect spot for dining al fresco or having fun with the children on the sizeable lush lawn. 1 Wheatfield Drive sits on a generous plot in a popular residential neighbourhood of Shifnal a charming and vibrant Shropshire town offering a perfect blend of town and country and there's a great choice of amenities along with local schools just moments away. A spacious Lounge invites you into the property perfect for cosy evenings in front of the fire. Dining is well catered for too with a further reception room enjoying a rear garden view and its connected to the Kitchen which is also handy. Adding extra convenience and completing the ground floor, an inner hallway houses a Downstairs Cloakroom. On the upper floor which is equally spacious, an eye catching contemporary Family Bathroom adds modern luxury and it caters for the needs of all the family having both a bath and shower enclosure. Furthermore, there's a most spacious main bedroom, two doubles along with a good sized fourth bedroom. Shifnal is also well connected for commuting with the M54 within easy reach and rail services running from the town to Shrewsbury, Birmingham and beyond to London Euston.

**ACCESS** A full width paved driveway laid with hedging along the roadside proceeds to the garage along with a wrought iron gate as well as timber gated access to the rear garden.

## Overview

- A Desirable Detached Family Home with the benefit of Four Bedrooms and Two Reception Rooms
- The property is **CHAIN FREE**, occupies a good sized plot and the generous well stocked rear garden is a delight
- A well appointed Kitchen and a walk-in pantry gives plentiful storage
- An Inner Hallway houses a convenient Downstairs Cloakroom
- Upstairs you will find a most spacious Main bedroom, two generous doubles along with a good sized fourth bedroom

**ACCOMMODATION** A part glazed UPVC entrance door opens into an entrance hall with power and lighting as well as a further glazed door opening into the **LOUNGE** A light and bright room accommodating a staircase to the first floor, glazing overlooking the frontal aspect, a contemporary coal effect gas fire, flooring is laid to an attractive wood effect quality vinyl, two radiators give added warmth, and two wall lights along with two ceiling lights provide evening illumination. Sliding doors also open into both the dining room and the kitchen. **DINING ROOM** A sliding patio door opens into the rear garden, there's a ceiling light over the dining area, flooring is laid to carpet, warmth radiates from a radiator and a useful serving hatch connects to **KITCHEN** Having glazing overlooking the rear garden and a good mix of cupboards topped with contrasting work surfaces as well as a pantry and an open shelved storage facility. In addition there's space and plumbing for a washing machine, a sink and drainer with mixer tap, four ring gas hob, electric oven, an integrated dishwasher and fridge/freezer. Just off the kitchen there's convenient access into a **DOWNSTAIRS CLOAKROOM** Having privacy glazing overlooking the side aspect along with a door to the garden, tiled flooring, ceiling light, and built in cupboards inset with hand wash basin, shelving above, tiled walls and an enclosed W.C.

A carpeted staircase with handrails rises to the **FIRST FLOOR LANDING** - Having loft access hatch, carpet, radiator, ceiling light and an airing cupboard housing the Combi gas central heating boiler. **MAIN BEDROOM** Most spacious and having glazing overlooking a frontal aspect, radiator, ceiling light and a built in wardrobe. **BEDROOM TWO** A double sized bedroom having frontal aspect glazing, carpet, ceiling light, radiator and a built in wardrobes. **BEDROOM THREE** A further double sized bedroom having glazing overlooking the rear garden, carpet, ceiling light. **BEDROOM FOUR** A good sized room also having glazing overlooking the rear garden, carpet, ceiling light. **FAMILY BATHROOM** Attractive ceramic tiling adorns the walls and floor, the contemporary white suite adds luxury with a panelled bath having a mixer tap, a shower enclosure is complete with a thermostatic shower over and there's down lighting, a chrome heated towel rail and a wall mounted shelved cupboard.

**REAR GARDEN** Of generous proportions laid out with a well kept lawn, paved patio, neat perimeter hedging, fencing and a variety of trees and established perennials. A timber summerhouse and large garden shed provide good storage facilities as well as a greenhouse ideal for the keen gardener. There's also a cold water tap and a useful external power point. **GARAGE** An electrically controlled roller shutter door gives main access and there's also a rear door along with power and light **SHROPSHIRE COUNCIL TAX BAND: E EPC RATING: D 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**











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**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





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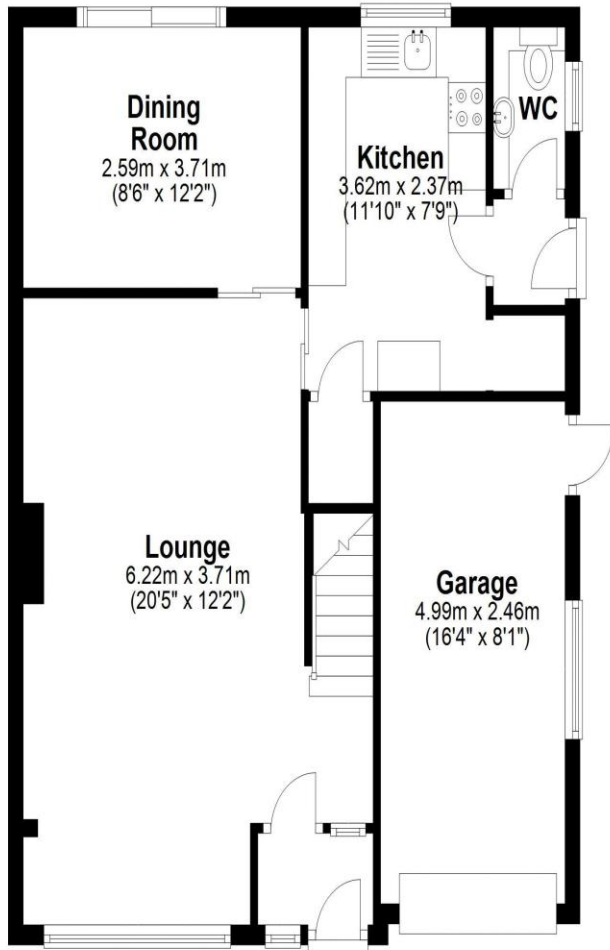


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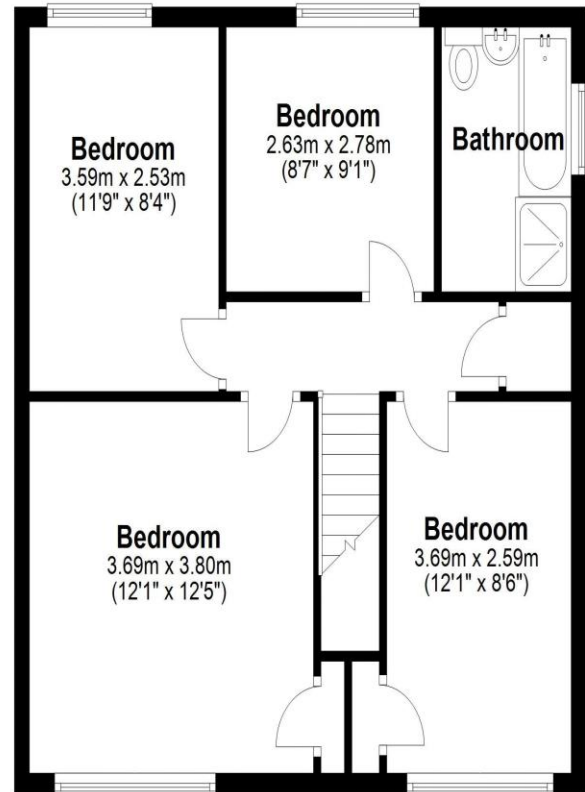
## Ground Floor

Approx. 63.8 sq. metres (686.9 sq. feet)



## First Floor

Approx. 54.0 sq. metres (581.2 sq. feet)



Total area: approx. 117.8 sq. metres (1268.1 sq. feet)

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