

## 6 Wadlow Drive Shifnal TF11 9QF

A Most Attractive and Luxuriously Appointed Four Bedroom Detached Home extending to 2,221 square feet, well positioned in a select, Prestigious, modern development on the rural edge of Shifnal, a popular historic town and a great location for families, with the Shropshire countryside on the doorstep, a wide range of independent shops, eateries and bars close by and the area is also well served with excellent schooling. This delightful family home of pleasing dimensions enjoys a fabulous layout of stylish rooms and a light filled interior arranged over two floors having been recently and tastefully decorated in a neutral colour palette, newly laid with high quality Amtico flooring as well as sumptuous carpets, and the owners have also designed and refitted the principle bedroom en suite bathroom to a high specification. Stepping inside the property you are welcomed into a Reception Hall complete with a Downstairs Cloakroom and rooms radiating off including an inviting Lounge offering a perfect sanctuary to relax on comfy sofas and watch favourite movies in front of the fire as well as a Study ideal for remote working. A highlight and the true heart of this lovely home is the extensive Dining Kitchen flowing through into the gorgeous Orangery offering a great sociable space to gather with family and friends, and just off the kitchen completing the ground floor, there's also a handy well appointed Utility Room. Upstairs Two En Suite Bedrooms span this floor along with two further doubles and a lovely Family Bathroom. Commuters will appreciate a rail station in Shifnal with services running to Shrewsbury, Birmingham and beyond to London Euston as well as the M54 and motorway networks being easily accessible at Junctions 3 and 4.

**ACCESS** The property is approached from the road over a paved pathway lawned to the side and a planted border, with a tarmac driveway fronting an integral Double Garage and side gated access to the rear garden.

## Overview

- An Immaculate Beautifully Appointed Four Bedroom Detached Home of Generous Proportions
- Great Location Close to Schools, Amenities and Commuter Links
- Downstairs Cloakroom and Two Reception Rooms
- Expansive Open Plan Dining Kitchen Extending into a Fabulous Orangery
- Separate Utility Room
- Four Double Bedrooms and Two Ensuites as well as a Family Bathroom
- Zone Controlled Gas Central Heating System and Full Double Glazing
- South/West Facing Rear Garden, Integral Double Garage and Driveway Parking

A double glazed Entrance door inset with a glazed panel opens into **RECEPTION HALL** With doors leading off to all ground floor rooms, stairs to the first floor, two ceiling light points, newly laid Amtico flooring flows through into the dining kitchen and there's a radiator and a fire door to the garage. **DOWNSTAIRS GUEST CLOAKROOM** Beautifully appointed with a white contemporary suite comprising of a wall hung wash hand basin and W.C., flooring is laid to Amtico and there's a radiator, ceiling light point, inset ceiling spotlights and a side aspect privacy window. **LOUNGE** An inviting family room presented in a neutral decor and having a frontal aspect through a large window with attractive bespoke wooden shutters adding character, a radiator, ceiling light point, cosy carpet and an attractive oak surround fireplace inset with an electric feature fire giving a cosy glow for winter evenings. **STUDY/SNUG** A further great reception room overlooking the rear garden aspect with radiator, ceiling light point and carpet. **OPEN PLAN DINING KITCHEN** Dining Area Offering plenty of space for a large dining table and chairs to gather with family and friends, flooring is laid to luxury wood effect Amtico, inset ceiling spotlights provide evening illumination and there's also handy access into the **UTILITY ROOM** - Presenting a range of wall and base units, worktop inset with stainless steel sink and drainer, space and plumbing beneath for a washing machine and dryer. radiator, inset ceiling spotlights, wall mounted cupboard housing gas central heating boiler and a double glazed door opening onto the rear garden. **Kitchen Area** Luxuriously appointed with a generous amount of stylish cupboards featuring lighting beneath and contrasting work surfaces incorporating a ceramic sink with mixer tap and an induction hob with a stainless chimney extractor over. There's also a pull out recycling bin drawer and a wine rack as well as Integrated appliances including a digital double oven, dishwasher and two fridge/freezers. A central island having cupboards beneath further complements this delightful kitchen which also benefits from a door leading into a useful storage facility beneath the staircase as well open access into the gorgeous **ORANGERY** Of brick and UPVC construction featuring a Pilkington self cleaning lantern style roof, inset spotlights, slatted blinds, Amtico flooring continuing through from the dining kitchen and French doors opening onto the rear garden.





A wide, carpeted staircase with handrail rises to the **FIRST FLOOR GALLERIED LANDING** Having access to a fully boarded loft incorporating ladder, a cupboard housing hot water cylinder, two ceiling light points, radiator, carpet and a window overlooking the frontal aspect. **PRINCIPAL BEDROOM** A spacious room overlooking the frontal aspect inset with a slatted blind, ceiling light point, radiator, carpet and a door leading into **EN SUITE SHOWER ROOM** Newly appointed and redesigned with flooring laid to Amtico, down lighting, extractor fan, a heated towel rail and a fabulous contemporary tiled wall to wall shower enclosure adorned with beautiful tiling along with a rainhead shower having a hand held attachment, a wall hung hand wash basin and a W.C. **BEDROOM TWO** A double bedroom overlooking the rear aspect with a window inset with integral blinds, wonderful built in wardrobes having a mirrored central panel, ceiling lighting, carpet, radiator and a door leading through to **EN SUITE WET ROOM** With a privacy rear aspect window, down lighting, extractor fan, heated towel rail, wet room flooring, a shower screen, rainhead shower with hand held attachment, wall hung hand wash basin, W.C. **BEDROOM THREE** A double bedroom overlooking the rear aspect and having, radiator, ceiling light point and carpet. **BEDROOM FOUR** A double room overlooking the rear aspect, radiator, ceiling light point and carpet. **FAMILY BATHROOM** Having a privacy window, inset ceiling spotlights, heated towel rail, lino floor and a suite comprising of a panelled bath with thermostatic shower over, a screen, W.C., and wall hung wash hand basin. We are informed by the Vendors that the property also benefits from separate heating control zones 1 and 2 creating cool upstairs rooms during the warmer months.

**REAR GARDEN** A captivating South Westerly facing garden having a sunny aspect and impressively laid out with a paved terrace with an open shelter having a UPVC roof and a wall mounted heater as well as lighting, perfect to enjoy al fresco evening dining along with a further gravelled dining area overlooking a shaped lawn bordered with an array of colourful perennials and trees. There's also an arbour providing a quite retreat to read a good book and a further interesting design feature set within the lawn. A cold water tap is housed within the garden and a decorative gravelled pathway around the orangery proceeds along to a spacious side aspect giving gated access to the front of the property. **GARAGE** With power and light, up and over door. **COUNCIL TAX BAND E EPC RATING: B DIRECTIONS** From Shifnal take the Shifnal to Wolverhampton Road (A464) and continue along past the Thomas Beddoes development on the left hand side. After the mini island, take the first turning right into Wadlow Drive, following the road round to the left where the property can be found on the right hand side. **SAT NAV POST CODE: TF11 9QF**



## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

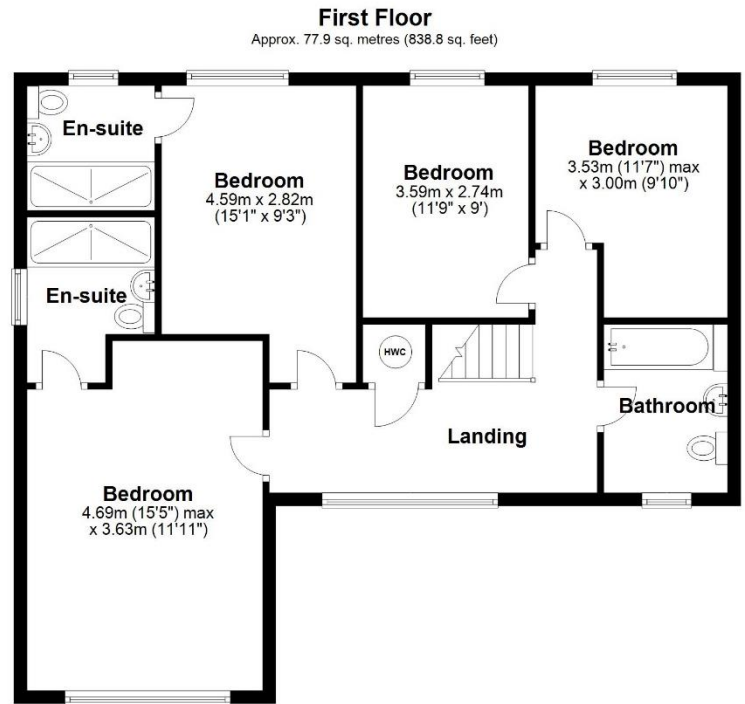
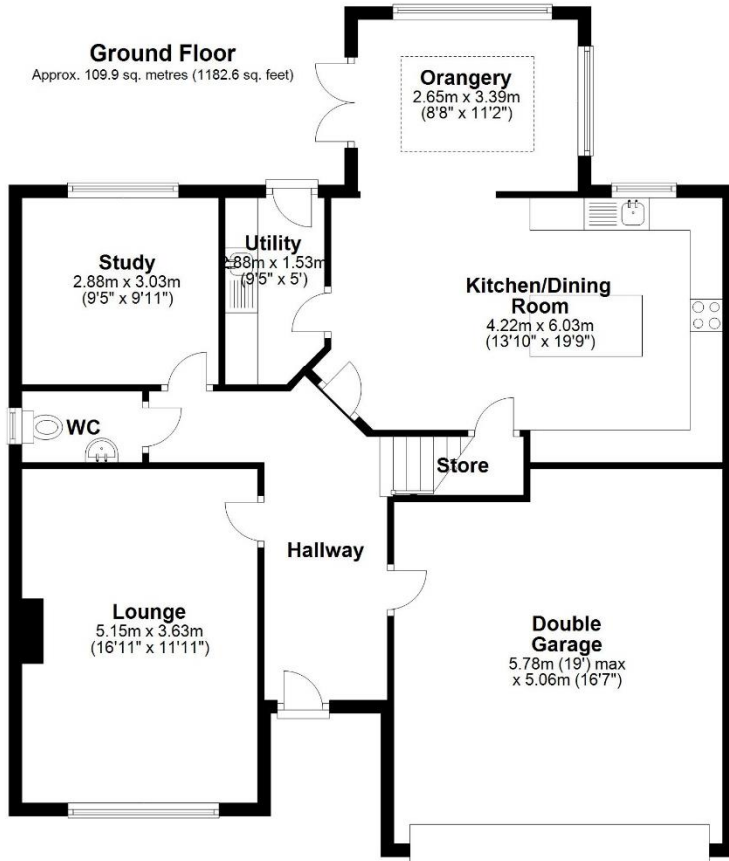
Our dedicated and friendly team will assist you. Get in touch today!

**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



Total area: approx. 187.8 sq. metres (2021.3 sq. feet)

## 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



## 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



## 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