



Uplands Cottage, 7 Park Lane, Shifnal, TF11 9HD

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# Uplands Cottage, 7 Park Lane, Shifnal, TF11 9HD

Freehold – Offers in the Region of  
£725,000



## Features

- A Charming Period Cottage
- Four Excellent Size Bedrooms
- Spacious Lounge with Log Burning Stove
- Farmhouse Style Kitchen with Dining and Seating Area
- Snug Sitting Room, Large Utility Room
- Generous Box Room, Ideal for Storage or Study Space
- En-Suite to Bedroom One and Shower Room
- Lovely Established Front and Rear Gardens
- Ample Parking, Two Storage Sheds and Summer House
- Council Tax Band E, EPC Rating - D



## BRIEF DESCRIPTION

A beautiful, charming period cottage situated on one of Shifnal's most prestigious roads. Over time, the road has grown around this seriously pretty home, yet it still retains a wonderful sense of character and privacy. Set within a fantastic plot, the property also offers surprisingly spacious and versatile accommodation. The accommodation begins with a feature Entrance Hall which leads through to an exceptionally spacious Lounge, perfect for relaxing or entertaining. There is a large farmhouse-style Kitchen, offering ample room for a Dining Area as well as a comfortable seating space, creating a superb hub of the home. Beyond this lies a cosy Snug Sitting Room, together with a large Utility Room and a conveniently located Ground Floor WC.

To the first floor are Four excellent sized Bedrooms along with a generous Box Room, ideal for storage or potential study space.



Externally the property enjoys a particularly attractive plot. The gardens are mainly enclosed by established hedgerows, creating a high degree of privacy, and feature free-form lawned areas, attractive planted borders and a delightful woodland-style backdrop to the far end of the rear garden. There is Ample Parking, along with Two useful Storage Sheds and a Summerhouse.

### LOCATION

Shifnal itself is a highly desirable market town, known for its blend of traditional charm and modern conveniences. It offers a welcoming community atmosphere, excellent local schools, independent shops, and a variety of eateries.

The town benefits from superb transport links, including a railway station providing direct services to Wolverhampton and Birmingham, and easy access to the M54 motorway, connecting to the wider national network.



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**TO VIEW THIS PROPERTY:** To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**DIRECTIONS:** From the centre of Shifnal, take the A464 and turn right onto Park Lane, continue along Park Lane past the primary school and the property is along on the left hand side of the road.

**SERVICES:** We are advised that all mains services are available. Barbers 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**EPC RATING** – D-66 The full energy performance certificate (EPC) is available for this property upon request.

**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:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

**METHOD OF SALE:** For Sale by Private Treaty.

NE39711



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Total area: approx. 192.4 sq. metres (2070.8 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken on, as true and exact representation of the subject property.  
Plan produced using PlanIt.

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**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.



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