



**46 Wadlow Drive,
Shifnal,
TF11 9QF**

OIRO £465,000

A very well presented three bedroom detached family home, complete with a garage and driveway parking.

This impressive property boasts a spacious kitchen/diner, three generously sized double bedrooms, the master bedroom has a walk in wardrobe and ensuite. It also features south west facing garden rear garden and is located in a sought-after residential area of Shifnal.

Upon entering the property, you are welcomed by a spacious ground floor, featuring an entrance hallway and a cloakroom. The lounge has large bay window. There is a large kitchen/diner with patio doors that open up to the rear garden. Additionally, there is a utility room.

Moving to the first floor a master bedroom has a double walk in wardrobe and an ensuite bathroom, and two further double bedrooms, Bedroom three has triple built in wardrobes and a family bathroom.

Outside, the property there is driveway parking for several cars and a single garage with an EV charging point. The front garden has laid lawn areas with shrubbery and planted borders.

With a south west facing rear garden, which has a patio area and planted borders with mature plants and shrubs. A side access gate to the front of the property and an access door to the garage.

Also having an outside light and tap.

The property is situated in close proximity to the centre of Shifnal. The former market town of Shifnal originally developed as a staging post on the main London to Holyhead trading route. It is an attractive town with a scattering of quaint black and white buildings still surviving amongst the more modern developments. Shifnal is located about 3 miles (5 km) east of Telford, and conveniently close to the M54 and commuter links to Wolverhampton and Birmingham. There are well respected primary and secondary schools within the town, as well as a selection of private schools close by. Shifnal also has a railway station on the Shrewsbury-Wolverhampton line.

ENTRANCE HALLWAY

12'4" x 6'6" x 3'5" (3.77 x 2.00 x 1.05)

A composite front door leads to the entrance hallway, which has Karndean flooring and floor length storage cupboard.



CLOAK ROOM

5'7" x 2'10" (1.72 x 0.87)

A free standing wash basin and low level W.C. With Karndean flooring, inset chrome spotlights and an extractor fan.



LOUNGE

17'7" x 11'10" (5.38 x 3.62)

A well-proportioned lounge featuring a large bay window.



KITCHEN DINER

25'0" x 12'5" (7.64 x 3.80)

A range of cream gloss-finish base and wall units are complemented by wood-effect worktops and a composite sink with drainer and mixer tap. Integrated appliances include a double oven and grill, fridge, freezer, and dishwasher, along with a gas hob and extractor fan overhead. The space features Karndean flooring and inset chrome spotlights. The generously sized dining area offers flexibility to be used as either a dining or family space, with UPVC patio doors leading out to the garden.



UTILITY ROOM

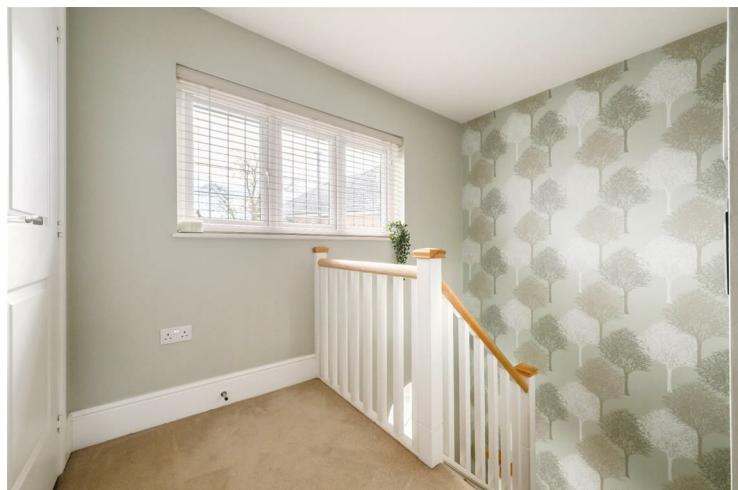
6'0" x 5'7" (1.83 x 1.72)

Fitted with cream gloss base and wall units, this utility room includes a stainless steel sink with drainer and mixer tap, as well as a recessed space for a washing machine and tumble dryer. It features Karndean flooring, inset chrome spotlights, and an extractor fan. The boiler is housed here, and there is a convenient external door providing access to the garden.



FIRST FLOOR

A spacious landing area with an airing cupboard and loft access which has a ladder and is fully boarded.



MASTER BEDROOM

14'8" x 12'8" (4.48 x 3.88)

A large bay window.



WALK IN WARDROBE

A double walk in wardrobe.



ENSUITE

7'2" x 6'6" (2.19 x 2.00)

Featuring a double walk-in shower with sleek chrome fittings, this bathroom also includes a contemporary freestanding wash basin and a low-level WC. The shower walls and floor are fully tiled, complemented by a chrome heated towel radiator. Additional features include inset chrome spotlights, an extractor fan, and a wall-mounted shaver point.



BEDROOM TWO

13'4" x 10'9" (4.07 x 3.29)

Overlooking the rear garden a double bedroom.



BEDROOM THREE

11'3" x 9'6" (3.43 x 2.91)

A third double bedroom with a triple built in wardrobe overlooking the rear garden.



BATHROOM

7'1" x 6'0" (2.16 x 1.83)

This bathroom features a panelled bath with a chrome shower over and a fitted shower screen, with tiled walls surrounding the bath area. It includes a contemporary freestanding wash basin and a low-level WC. Additional highlights are the chrome heated towel radiator, Karndean flooring, inset chrome spotlights, an extractor fan, and a wall-mounted shaver point.



REAR GARDEN

The southwest-facing rear garden features a paved patio area leading onto a well-maintained lawn, bordered by mature plants and shrubs. Additional benefits include an outdoor tap and lighting, a door providing access to the garage, and a side gate leading to the driveway.



OUTSIDE

Offering driveway parking for several cars, this property also includes a single garage with eaves storage, an electric garage door, and a EV charging point. The front garden has a laid lawn and shrubbery planted borders with a pathway leading to the front door.



EPC RATING: B - a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. Davies White & Perry 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.

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, the Property is Band E (currently £2,905.90 for the year 2025/2026).

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: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 1000mbps

MOBILE SIGNAL/COVERAGE: EE Limited / O2 Likely / Three None / Vodafone Limited

PARKING: Private driveway and double garage

FLOOD RISK: Rivers & Seas – Low risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

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

METHOD OF SALE: For Sale by Private Treaty.

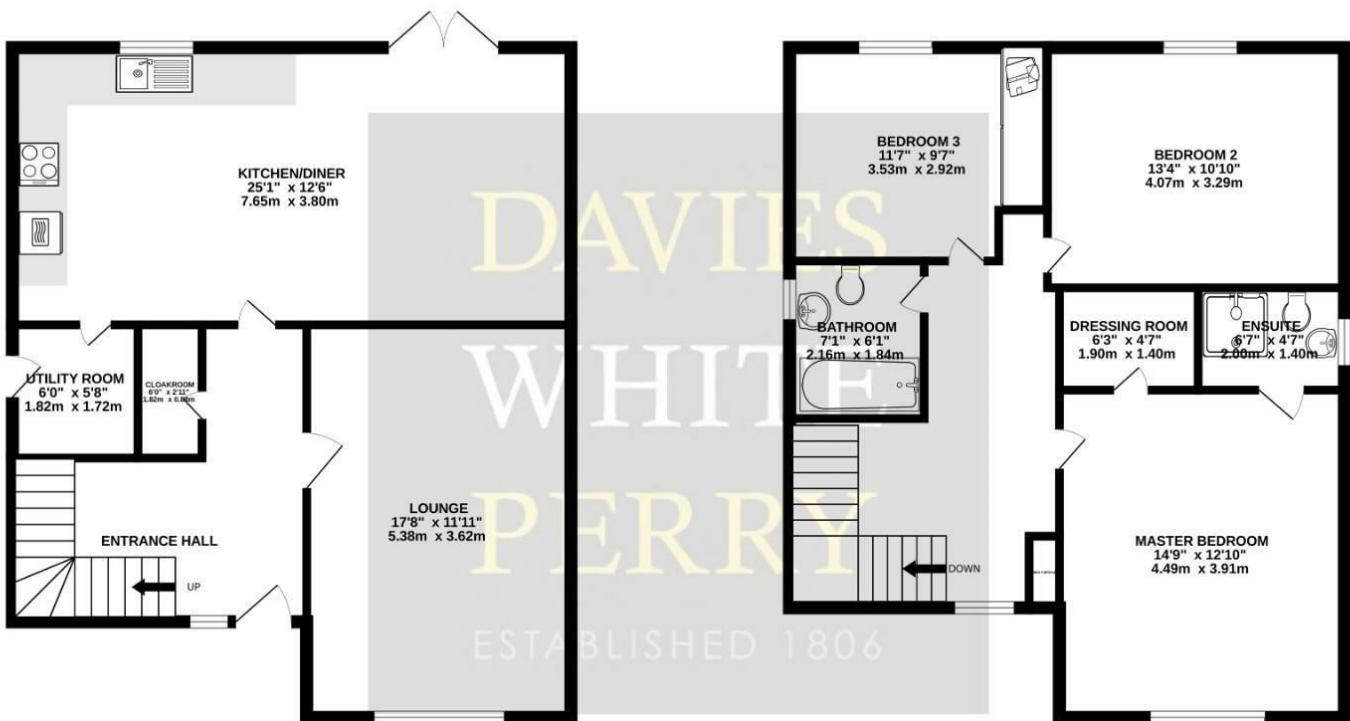
MANAGEMENT CHARGE - £300 of 2024/ 2025

TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk

DIRECTIONS: From our offices in Market Place head south on St Johns Street, at the round about take the second exit and stay on the A464 turn right on Wadlow Drive, turn left and stay on Wadlow Drive, turn right on Wadlow Drive, turn right and the property is situated on the right.

GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.

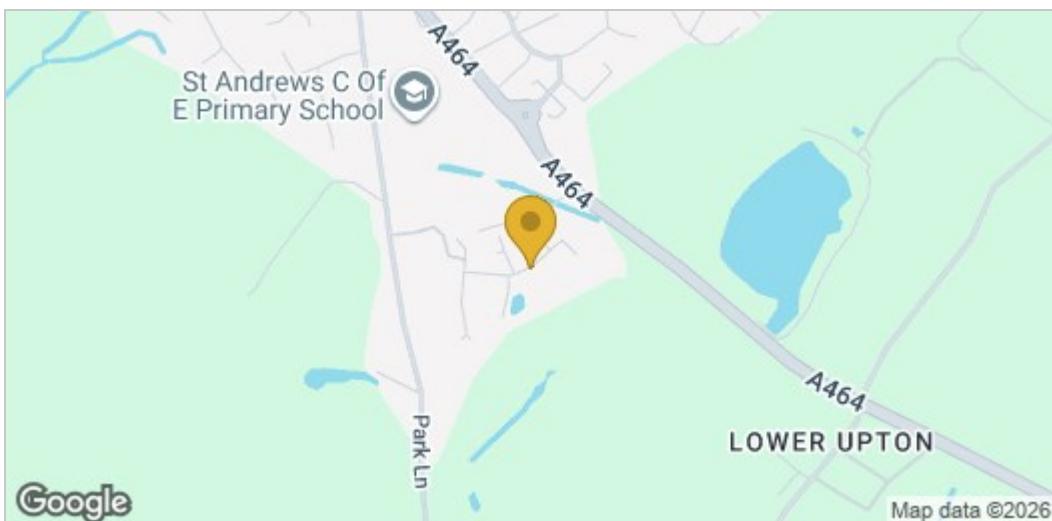
1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 1390 sq.ft. (129.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.