



VICTORIA WORKS

*The Signature Collection*

Premium homes with  
a signature difference

SHINGLER HOMES

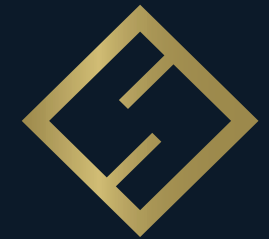
# An elegant market town for modern living

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# Welcome

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The Signature Collection by Shingler Homes is more than a place to live - it's a statement of style, comfort, and individuality.

Thoughtfully designed with distinctive architecture and contemporary luxury in sought-after locations, these exclusive homes are smaller in number but greater in distinction. They offer a premium living experience that celebrates quality, character, and the art of exceptional living - within a community made for those who value both home and lifestyle.



## Shifnal - Effortless elegance in a connected market town

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Shifnal offers an exceptional standard of living, combining timeless market-town charm with contemporary convenience in one of Shropshire's most desirable locations. Surrounded by picturesque countryside yet superbly connected via direct rail services to Birmingham, Wolverhampton and London, as well as easy access to the M54, the town is perfectly suited to modern lifestyles. Its attractive high street features independent boutiques, artisan cafés and traditional pubs, all set within an environment rich in heritage and character.

Highly regarded schools, green open spaces and a welcoming community make Shifnal particularly appealing to families, while its calm, refined atmosphere appeals to professionals and downsizers alike. This is a location where architectural quality, natural beauty and everyday convenience come together to create an effortlessly elegant way of life.



# Transport



Wrexham  
1 hr 7 mins

Newport  
17 mins

M54  
5 mins

Wolverhampton  
26 mins

Birmingham  
Airport (BHX)  
50 mins

Coventry  
1 hr

Chester  
1 hr 20 mins

Oswestry  
50 mins

Shrewsbury  
30 mins

Telford  
12 mins

Shifnal

Stafford  
30 mins

Birmingham  
40 mins

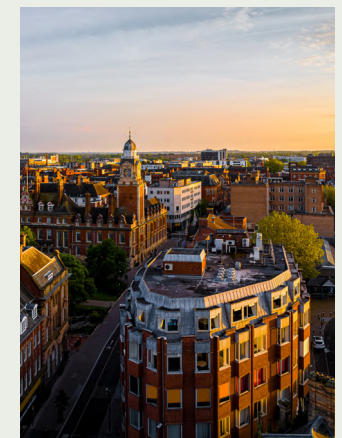
Leicester  
1 hr 30 mins



## Effortless Connections, Discreetly Placed

Shifnal benefits from strong transport connections that make it a convenient location for both commuters and visitors. The town has its own railway station on the Wolverhampton–Shrewsbury line, providing regular direct services to key centres including Wolverhampton, Birmingham New Street, Shrewsbury and beyond. This rail connectivity makes Shifnal particularly appealing for those travelling for work or leisure while enjoying a smaller market-town setting.

Road links are equally accessible, with the M54 motorway just a short drive away, offering quick routes to Telford, Wolverhampton and the wider West Midlands road network. Local and regional bus services also connect Shifnal to nearby towns and villages, supporting daily travel without reliance on a car. Together, these well-established transport links ensure Shifnal is well positioned for convenient regional and national access.



## A Culture of Dining

Shifnal offers a diverse and vibrant food and drink scene that adds real lifestyle appeal to the town, with a strong mix of independent restaurants, welcoming cafés and convenient takeaways all within easy reach. The town is home to well-regarded dining destinations such as Number 5 Kitchen & Bar, Christopher's and Radici Shifnal, providing everything from contemporary British cooking and stylish cocktails to authentic Italian cuisine, alongside traditional pubs that combine classic surroundings with quality food. Independent coffee shops and cafés create relaxed spaces for breakfasts, brunches and daytime socialising, while a wide choice of takeaways - including popular Indian, Chinese, pizza and fish and chip options - ensures residents have plenty of choice for casual dining at home. Together, Shifnal's eateries contribute to a lively, convenient and community-focused atmosphere that suits modern family life, professionals and downsizers alike.



# Eating out



Perfectly placed for modern life

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# Lifestyle & leisure

Shifnal offers an enviable quality of life for families, young professionals and retirees alike, combining everyday convenience with easy access to open countryside. A network of public footpaths and bridleways leads directly from the town into surrounding rural landscapes, ideal for dog walking, cycling and relaxed weekend strolls, while the nearby Shropshire Hills Area of Outstanding Natural Beauty provides scenic walking and outdoor pursuits further afield. Family-friendly green spaces and the historic grounds of Weston Park are close at hand, offering seasonal events, playgrounds and expansive parkland walks, while the Ironbridge Gorge World Heritage Site provides an attractive mix of cultural discovery, riverside strolls and cafés for all generations to enjoy.

A strong sense of community is complemented by excellent leisure and sporting facilities nearby. Shifnal Golf Club offers a welcoming environment for both social and competitive players, while the renowned Belfry Golf & Resort adds a touch of luxury with championship courses and spa facilities popular with professionals and retirees alike. Local football, cricket and rugby clubs create opportunities for junior and adult participation, alongside tennis courts and bowls clubs encouraging year-round activity. Additional fitness and swimming facilities are easily accessed at Telford Ice Rink and Leisure Centre and Newport Swimming Pool, while the surrounding countryside supports equestrian centres and riding schools. Together, these amenities make Shifnal a well-rounded location for an active, sociable and balanced lifestyle at every stage of life.



# Education & opportunity



Shifnal is particularly well regarded by families for its range and quality of early years education, with several Ofsted-rated Good and Outstanding settings either within the town or close by. Nursery provision includes Barn Owls Nursery at Shifnal Primary School, offering integrated early years education from age two, alongside well-established private nurseries such as The Old Bank Nursery and Kaleidoscope Nursery & Out of School Club, both operated by Kaleidoscope Child Care and located centrally within Shifnal. Caterpillars Childcare in nearby Higford further enhances early years choice with an Outstanding Ofsted rating. Primary education is well served by Shifnal Primary School and St Andrew's Church of England Primary School, both popular with local families for their strong community focus, pastoral care and academic provision, while Sheriffhales Primary School & Preschool and Beckbury Church of England Primary School & Nursery offer attractive village-based alternatives. Secondary education is provided locally at Idsall School, the town's main 11-18 school, with additional specialist provision at Hillcrest Shifnal School.

Shifnal also benefits from excellent access to prestigious independent schools across Shropshire and the West Midlands, all within comfortable driving distance. Notable options include Prestfelde Preparatory School in Shrewsbury for ages 3-13, the highly regarded Wrekin College near Wellington, and Concord College at Acton Burnell, an internationally recognised boarding and day school for ages 13-18. Selective grammar and independent schools such as Haberdashers' Adams Grammar School in Newport and Wolverhampton Grammar School further broaden educational choice. This combination of strong local schooling, respected nurseries and standout independent options makes Shifnal an especially attractive location for family living, allowing educational pathways to evolve seamlessly as children progress through each stage.










# VICTORIA WORKS



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## House Types

### 2 Bed

- |   |       |        |
|---|-------|--------|
|  | No. 1 | Plot 1 |
|  | No. 2 | Plot 2 |
|  | No. 3 | Plot 3 |
|  | No. 4 | Plot 4 |
|  | No. 5 | Plot 5 |

### 3 Bed

- |   |               |        |
|---|---------------|--------|
|  | The Claverley | Plot 6 |
|  | The Kemberton | Plot 7 |

### 4 Bed

- |   |                |            |
|---|----------------|------------|
|  | The Burlington | Plot 8 & 9 |
|---|----------------|------------|



2 BED TERRACED

# No. 1-5



# No. 1 & No. 2

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No 1 at Victoria Works offers a welcoming and beautifully arranged layout, the entrance hallway leads into a contemporary kitchen and a spacious open plan living and dining area. This ground floor design creates a versatile and inviting space ideal for both everyday living and relaxed entertaining, while a convenient WC adds to the home's practicality and comfort.

Upstairs, the landing leads to two well proportioned bedrooms, each providing a comfortable and peaceful retreat. A stylish family bathroom and a useful store cupboard complete the first floor, ensuring the home is both functional and elegantly presented.

No 2 at Victoria Works is a charming and thoughtfully designed home, the entrance hallway leads into a stylish, well-proportioned kitchen, followed by a bright and spacious open-plan living/dining area designed to maximise natural light and create a warm, inviting atmosphere for everyday living. A convenient WC completes the thoughtfully arranged ground floor.

Upstairs, the principal bedroom offers a serene retreat complemented by its private en-suite, while the second bedroom provides excellent flexibility for guests, family, or a home office. A contemporary family bathroom and a generous landing enhance both functionality and flow, delivering a first floor that feels calm, balanced, and beautifully considered.



# Key Details & Measurements

744 sqft

## Ground Floor

(W X L)

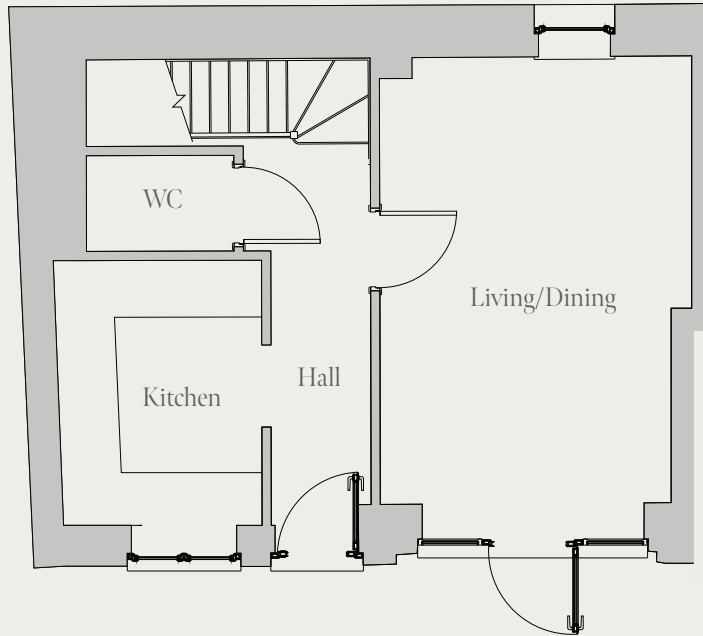
Hall  
3.11m x 5.41m

Kitchen  
2.28m x 2.91m

WC  
1.62m x 1.05m

Living/Dining  
3.43m x 5.29m

All dimensions to be considered maximum



## First Floor

(W X L)

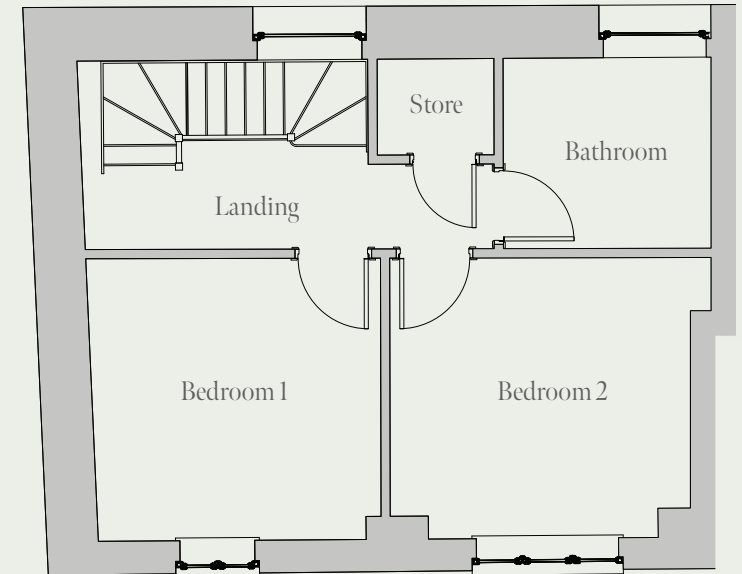
Landing  
4.49m x 2.05m

Store  
1.27m x 1.04m

Bedroom 1  
3.20m x 3.05m

Bedroom 2  
3.49m x 3.05m

Bathroom  
2.26m x 2.08m



# Key Details & Measurements

631 sqft

## Ground Floor

(W X L)

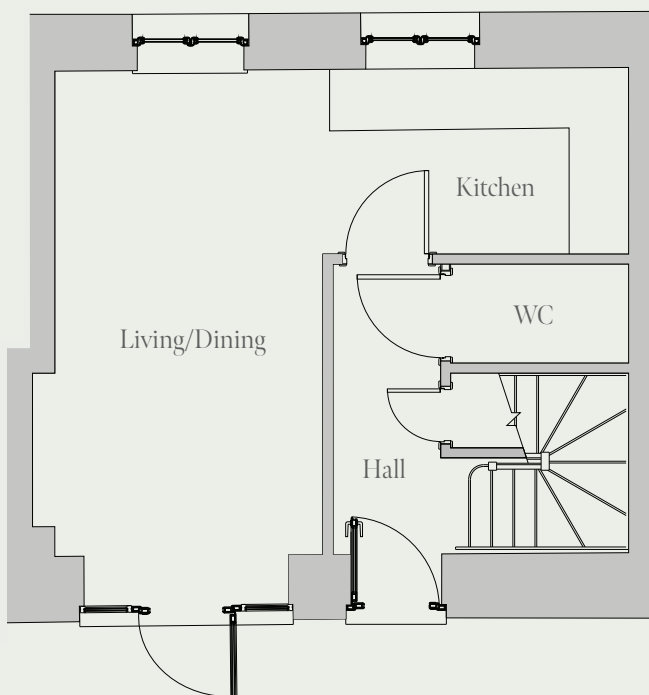
**Hall**  
2.98m x 3.42m

**Kitchen**  
3.07m x 1.88m

**WC**  
1.80m x 1.00m

**Living/Dining**  
2.93m x 5.41m

All dimensions to be considered maximum



## First Floor

(W X L)

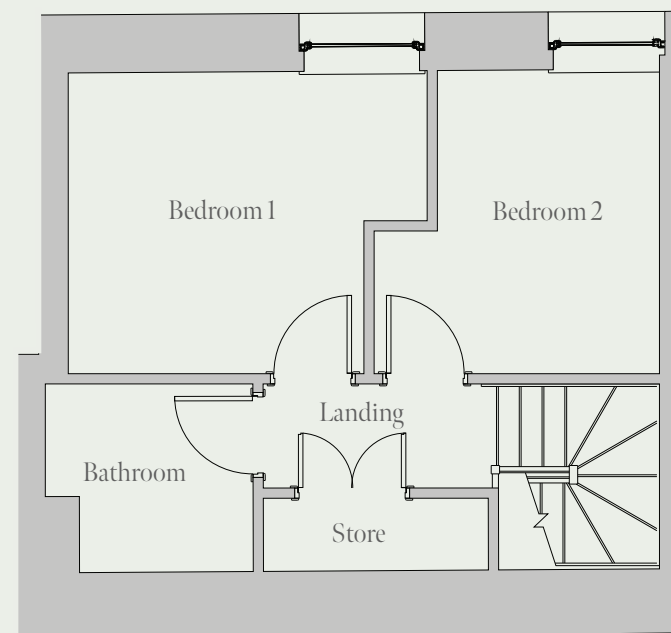
**Landing**  
3.88m x 1.82m

**Store**  
2.20m x 0.72m

**Bedroom 1**  
3.52m x 2.95m

**Bedroom 2**  
2.78m x 2.99m

**Bathroom**  
2.03m x 1.85m



# No. 3 & No. 4

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No 3 at Victoria Works is a beautifully designed home offering a warm and welcoming layout ideal for modern living. The entrance hall leads through to a contemporary kitchen and a bright, open plan living and dining area that creates a versatile and inviting space for everyday life and relaxed entertaining. A convenient ground floor WC adds further practicality and comfort.

Upstairs, a thoughtfully planned landing connects two well proportioned bedrooms, each offering a comfortable retreat. A stylish family bathroom and a useful store cupboard complete the first floor, ensuring the home is both functional and elegantly presented.

No 4 at Victoria Works offers a delightfully balanced layout, beginning with a welcoming entrance hall that leads into a spacious open plan living and dining area designed for modern family life. The contemporary kitchen is thoughtfully arranged to maximise style and practicality, while a convenient ground floor WC enhances everyday comfort.

Upstairs, a generous landing connects two well proportioned double bedrooms, complemented by a stylish family bathroom and a useful store cupboard.



# Key Details & Measurements

600 sqft

## Ground Floor

(W X L)

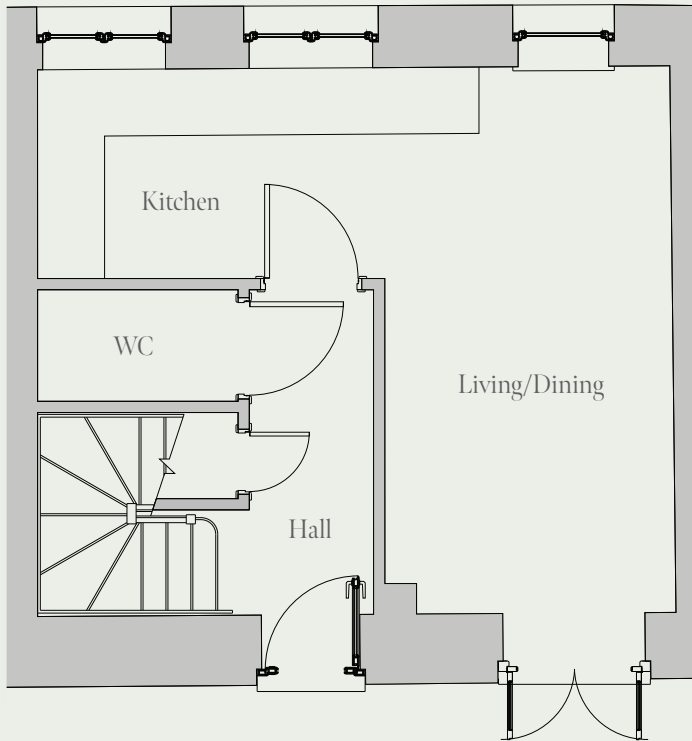
Hall  
3.01m x 3.38m

Kitchen  
3.11m x 1.89m

WC  
1.80m x 1.00m

Living/Dining  
2.61m x 4.61m

All dimensions to be considered maximum



## First Floor

(W X L)

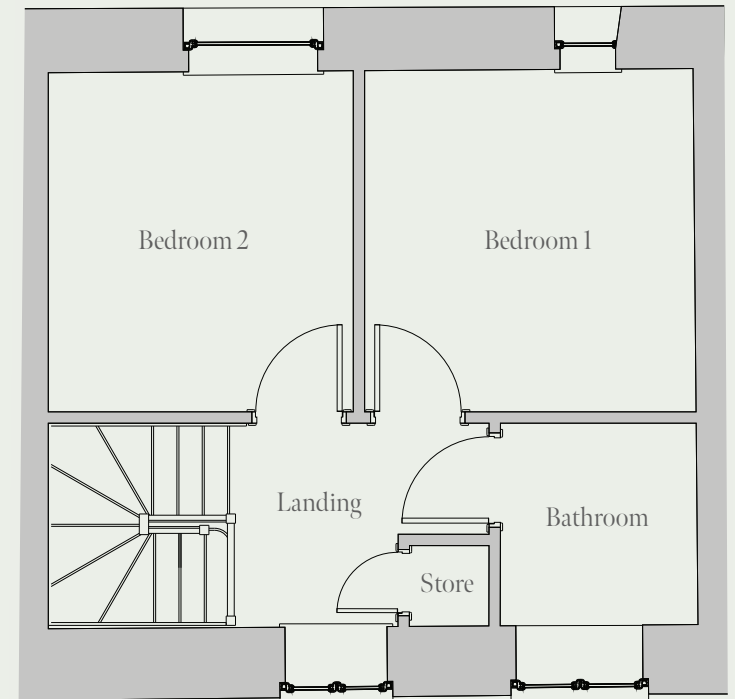
Landing  
3.88m x 1.81m

Store  
0.70m x 0.71m

Bedroom 1  
2.89m x 3.02m

Bedroom 2  
2.69m x 2.99m

Bathroom  
1.74m x 1.77m



# Key Details & Measurements

804 sqft

## Ground Floor

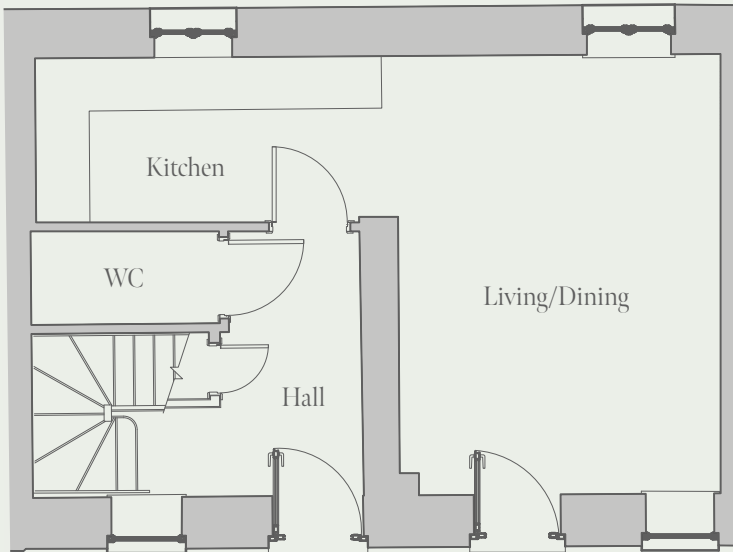
(W X L)

Hall  
3.69m x 3.38m

Kitchen  
4.03m x 1.83m

WC  
2.10m x 1.04m

Living/Dining  
3.61m x 5.33m



All dimensions to be considered maximum

## Key Details & Measurements

● No. 4

## First Floor

(W X L)

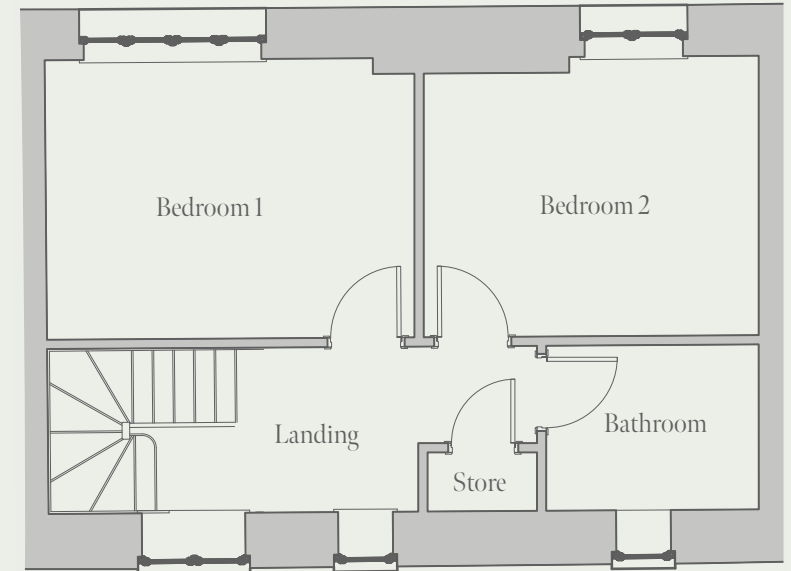
Landing  
5.29m x 1.78m

Store  
1.18m x 0.64m

Bedroom 1  
3.99m x 3.02m

Bedroom 2  
3.61m x 3.02m

Bathroom  
2.29m x 1.78m



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# No. 5

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No 5 at Victoria Works presents a refined and thoughtfully arranged home, beginning with a welcoming entrance hall that leads through to an elegant open plan living and dining area. The contemporary kitchen is designed to offer both style and practicality, while a convenient ground floor WC provides added ease for busy modern life.

The first floor features a well proportioned landing that connects two comfortable bedrooms, including a beautifully appointed principal bedroom with its own en suite. A stylish family bathroom and considered storage complete the upper level. With its well crafted layout and Signature Collection finish, No 5 delivers an exceptional blend of modern comfort, quality craftsmanship and timeless Shingler Homes appeal.



# Key Details & Measurements

889 sqft

## Ground Floor

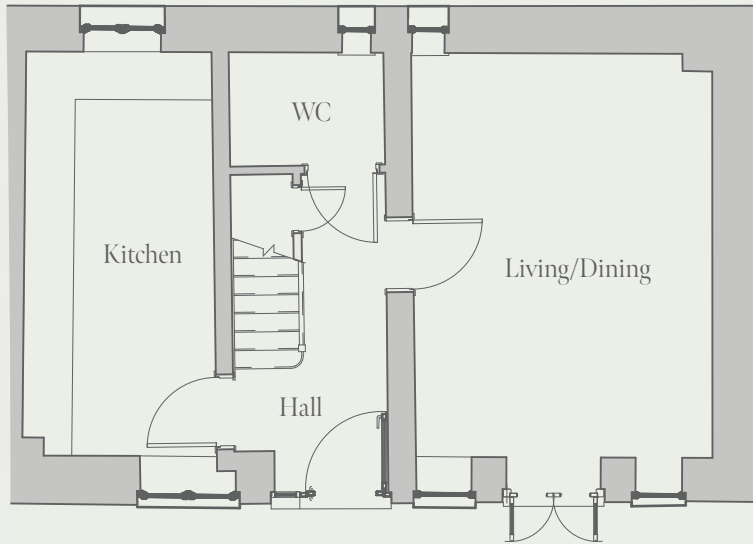
(W X L)

**Hall**  
1.86m x 3.86m

**Kitchen**  
2.36m x 4.91m

**WC**  
1.87m x 1.39m

**Living/Dining**  
3.65m x 5.33m



All dimensions to be considered maximum

## First Floor

(W X L)

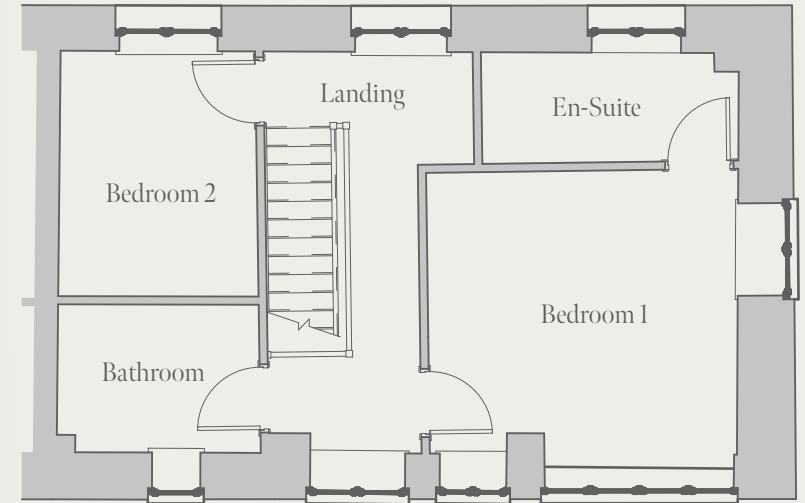
**Landing**  
2.59m x 4.90m

**Bedroom 1**  
3.78m x 3.66m

**En-Suite**  
3.30m x 1.20m

**Bedroom 2**  
2.44m x 2.99m

**Bathroom**  
2.49m x 1.81m



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3 BED SEMI-DETACHED

# The Calverley



The Calverley is an elegantly crafted three bedroom home offering generous living spaces across three thoughtfully designed floors. The ground floor features a welcoming entrance hall leading to a contemporary kitchen and dining area, alongside a spacious living room that provides an elegant and versatile setting for family life and entertaining. A convenient WC completes the ground floor layout, adding everyday practicality.

On the first floor, a well proportioned landing connects two comfortable bedrooms, along with a stylish family bathroom and a useful store cupboard that enhances organisation. The second floor is dedicated to an impressive principal bedroom suite, complete with its own en suite bathroom.

# Key Details & Measurements

1124 sqft

## Ground Floor

(W X L)

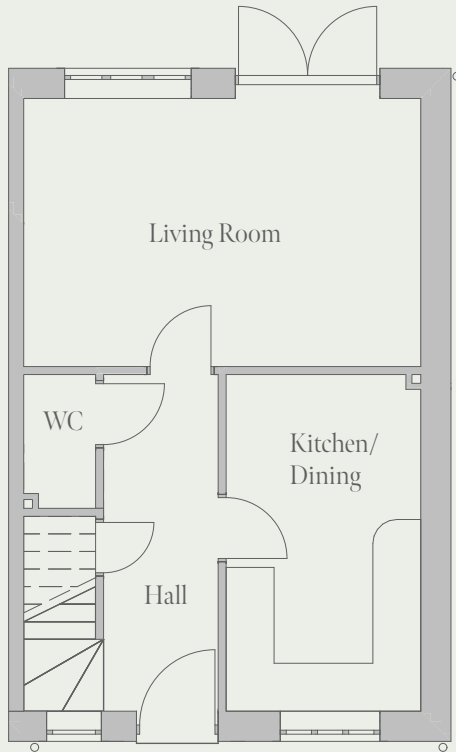
Hall  
2.43m x 4.37m

Kitchen/Dining  
2.44m x 4.22m

WC  
0.90m x 1.68m

Living Room  
4.97m x 3.36m

All dimensions to be considered maximum



## First Floor

(W X L)

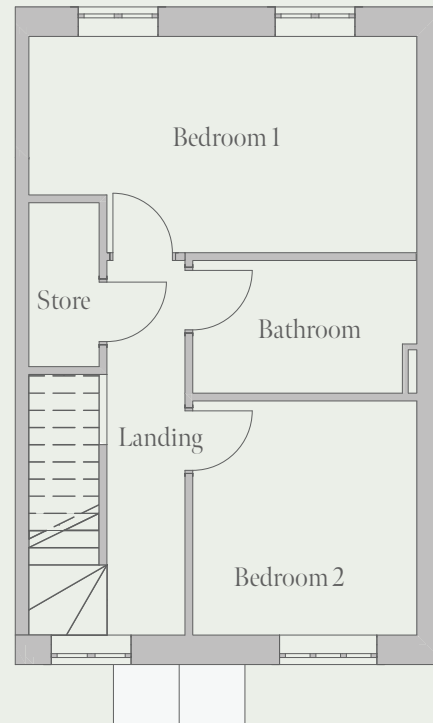
Landing  
2.00m x 4.80m

Store  
0.90m x 2.10m

Bedroom 1  
4.97m x 2.77m

Bedroom 2  
2.87m x 3.00m

Bathroom  
2.87m x 1.70m



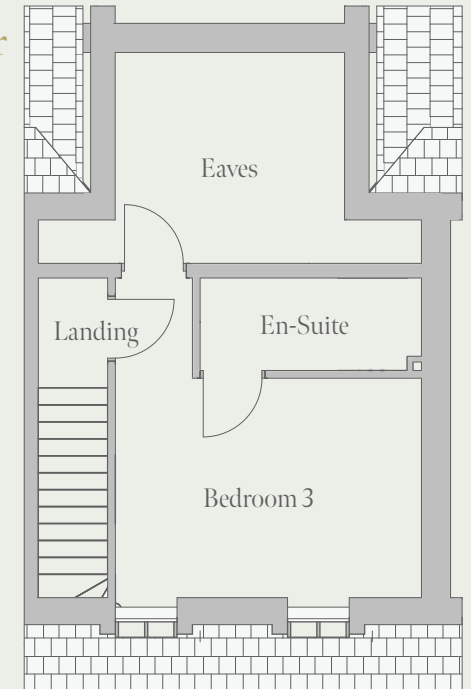
## Second Floor

(W X L)

Bedroom 3  
3.97m x 4.15m

En-Suite  
2.69m x 1.20m

Landing  
0.90m x 1.43m



3 BED SEMI-DETACHED

# The Kemberton



The Kemberton is an attractive three bedroom home offering generous living space arranged over three floors. The ground floor welcomes you with a bright entrance hall leading into a contemporary kitchen and dining area, complemented by a spacious living room that provides an inviting setting for everyday life and relaxed entertaining. A convenient WC enhances the comfort and practicality of the ground floor layout.

The first-floor features two well proportioned bedrooms, a stylish family bathroom, and a useful store cupboard, all accessed from a well designed landing that creates a natural flow throughout the home. The second floor is dedicated to an impressive principal suite, offering a private bedroom space complete with its own en suite bathroom and additional storage.

# Key Details & Measurements

1118 sqft

## Ground Floor

(W X L)

**Hall**  
2.40m x 4.22m

**Kitchen/Dining**  
2.44m x 4.22m

**WC**  
0.90m x 1.68m

**Living Room**  
4.94m x 3.36m

All dimensions to be considered maximum



## First Floor

(W X L)

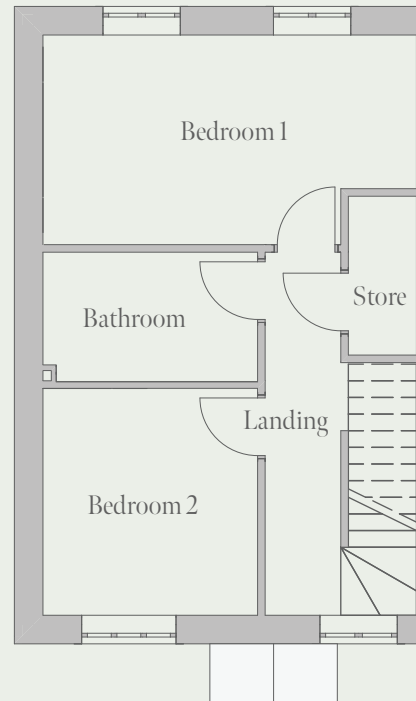
**Landing**  
2.00m x 4.80m

**Store**  
0.90m x 2.10m

**Bedroom 1**  
4.94m x 2.77m

**Bedroom 2**  
2.84m x 3.00m

**Bathroom**  
2.84m x 1.70m



## Second Floor

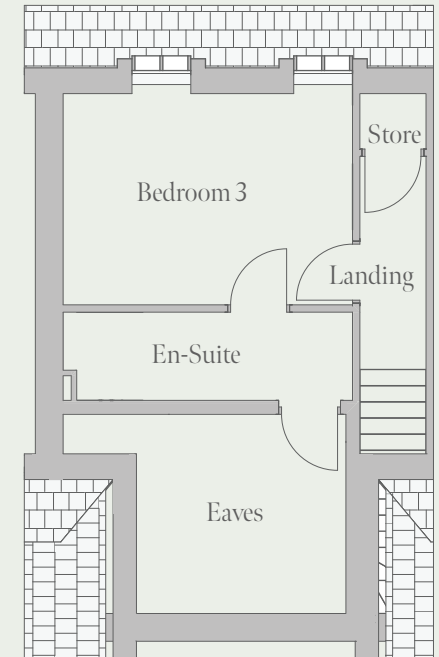
(W X L)

**Bedroom 3**  
3.94m x 2.87m

**En-Suite**  
3.75m x 1.20m

**Landing**  
0.90m x 2.90m

**Store**  
0.90m x 0.75m



4 BED SEMI-DETACHED

# The Burlington



The Burlington is an impressive four bedroom home offering generous and flexible living across three beautifully designed floors. The ground floor features a welcoming entrance hall leading into a spacious kitchen and dining area, perfect for modern family life and entertaining. A bright and well proportioned living room provides a comfortable space to relax, while a convenient WC enhances everyday practicality.

The first floor offers three well designed bedrooms, along with a stylish family bathroom and additional storage, creating a balanced and functional layout. The second floor is dedicated to an exceptional principal suite, complete with its own private en suite and a peaceful sense of separation from the rest of the home. A further bedroom with its own en suite, along with a practical utility room, completes this impressive upper level. With its extensive accommodation, refined layout and Signature Collection finish, The Burlington delivers a superb blend of contemporary luxury.

# Key Details & Measurements

1323 sqft

## Ground Floor

(W X L)

Hall  
1.92m x 5.64m

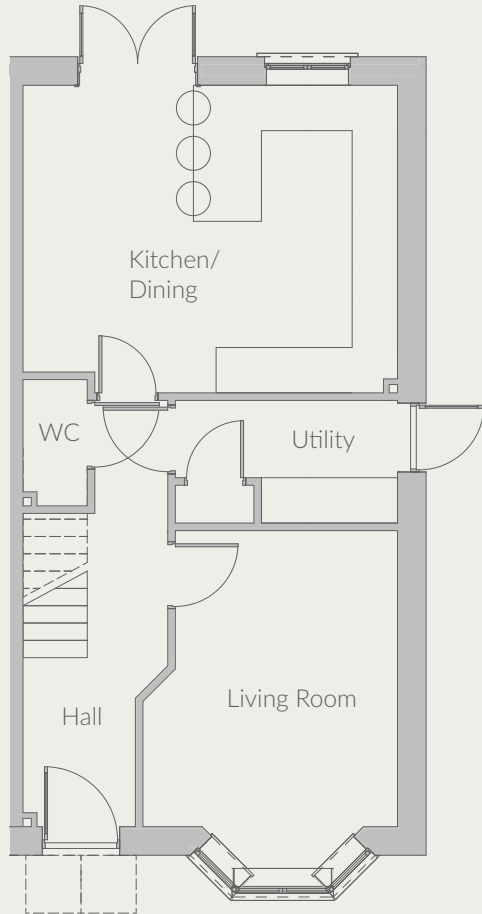
Kitchen/Dining  
4.96m x 4.07m

WC  
0.85m x 1.67m

Living Room  
3.37m x 4.48m

Utility  
2.94m x 1.62m

All dimensions to be considered maximum



## First Floor

(W X L)

Landing  
2.32m x 4.04m

A/C  
1.00m x 0.90m

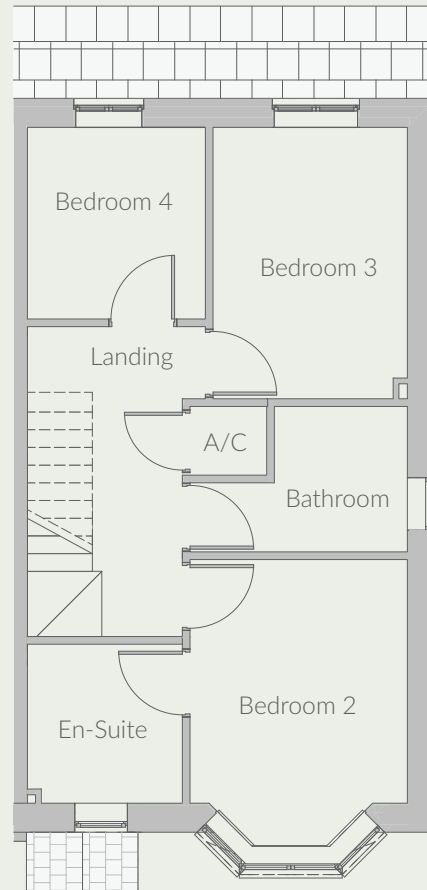
Bedroom 2  
2.83m x 3.74m

En-Suite  
2.02m x 2.07m

Bedroom 3  
2.53m x 3.54m

Bedroom 4  
2.32m x 2.50m

Bathroom  
2.83m x 1.90m



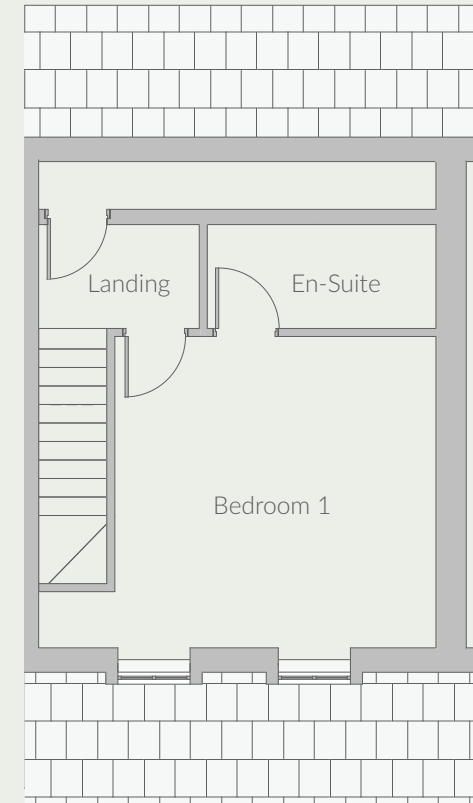
## Second Floor

(W X L)

Bedroom 1  
3.96m x 4.03m

En-Suite  
2.85m x 1.30m

Landing  
2.00m x 1.30m



Plot 9 is the mirror image of the drawing above





## Plots

	NO.1	NO.2	NO.3	NO.4	NO.5	THE CALVERLEY	THE KEMBERTON	THE BURLINGTON
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## General

Suffolk oak doors	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary matt black ironmongery	✓	✓	✓	✓	✓			
Contemporary chrome ironmongery						✓	✓	✓
MDF moulded skirtings and architrave	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe to master bedroom								✓
Fitted wardrobe to bedroom 2								✓
Softwood staircase and spindles with oak hand rail and newel caps	✓	✓	✓	✓	✓	✓	✓	✓

## TV/Broadband/Electrical

TV & satellite point to living room	✓	✓	✓	✓	✓	✓	✓	✓
TV point to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓
BT point to kitchen	✓	✓	✓	✓	✓	✓	✓	✓
Doorbell	✓	✓	✓	✓	✓	✓	✓	✓
Digital aerial fitted in loft	✓	✓	✓	✓	✓	✓	✓	✓
Fibre to the premises (FTTP)	✓	✓	✓	✓	✓	✓	✓	✓
Data points to understairs cupboard	✓	✓	✓	✓	✓	✓	✓	
Data point to store cupboard								✓
Downlights to kitchen and all bathrooms	✓	✓	✓	✓	✓	✓	✓	✓
Electric car charging point	✓	✓	✓	✓	✓	✓	✓	✓

## Energy saving features

Energy efficient upvc double glazed windows and external doors, composite front door	✓	✓	✓	✓	✓	✓	✓	✓
Solar panels (roof)						✓	✓	✓
Natural Gas fired condensing boilers with electronic temperature & zone control	✓	✓	✓	✓	✓			
Energy efficient air source heat pump with electronic temperature and zone control						✓	✓	✓

## Plots

	NO.1	NO.2	NO.3	NO.4	NO.5	THE CALVERLEY	THE KEMBERTON	THE BURLINGTON
--	------	------	------	------	------	---------------	---------------	----------------

Underfloor heating to the ground floor and radiators with thermostatic radiator valves to the first floor								✓
Energy efficient lighting throughout	✓	✓	✓	✓	✓	✓	✓	✓
Cavity, floor, wall and roof insulation to the latest regulations	✓	✓	✓	✓	✓	✓	✓	✓

## Safety & Security

External lights with PIR sensors - front & rear	✓	✓	✓	✓	✓	✓	✓	✓
High security external doors with letterboxes	✓	✓	✓	✓	✓	✓	✓	✓
Lockable windows	✓	✓	✓	✓	✓	✓	✓	✓
Mains connected smoke and heat detection	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm								✓
10 year warranty (Advantage)	✓	✓	✓	✓	✓	✓	✓	✓
Carbon monoxide detectors where applicable	✓	✓	✓	✓	✓	✓	✓	✓

## Parking & External

Block paved drives	✓	✓	✓	✓	✓	✓	✓	✓
Textured concrete paving slabs to paths and patio	✓	✓	✓	✓	✓	✓	✓	✓
Paths from drives to patio & secondary entrance door	✓	✓	✓	✓	✓	✓	✓	✓
External cold tap	✓	✓	✓	✓	✓	✓	✓	✓
Turf front and rear gardens						✓	✓	✓
Paved courtyard	✓	✓	✓	✓	✓			

*This brochure is prepared for the guidance only of prospective purchasers and is intended to give a fair overall description of the development and specific plots, however Shingler Homes reserves the right to change or alter the details or specifications where necessary. Any measurements or distances provided are approximate.*

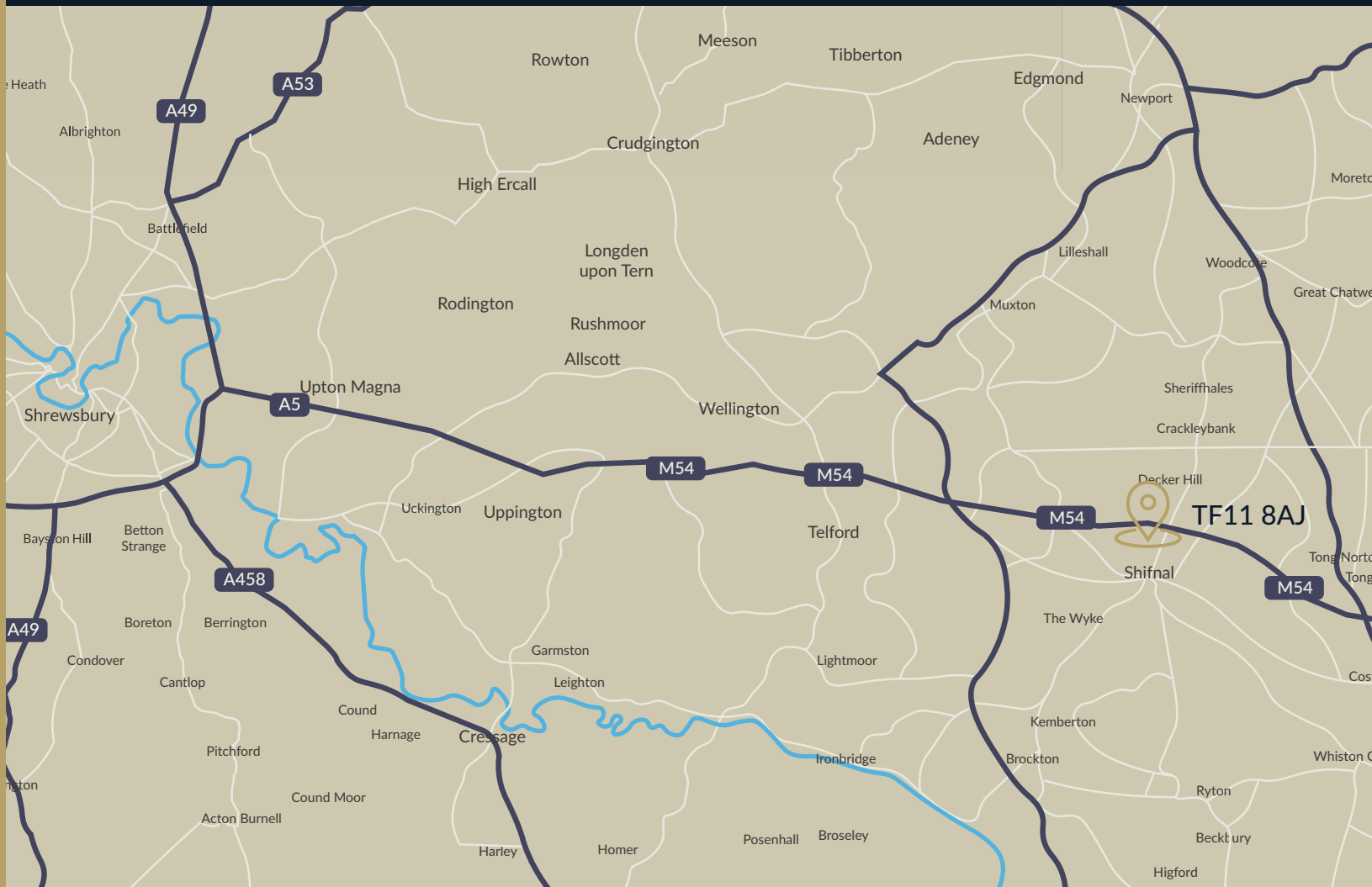
*All computer generated images in this brochure are artists impressions, actual finishes may differ. Please contact our sales executive for further information.*



# A beautiful location for your new home

Hillcrest Works 1 Myddle  
Shrewsbury 1 SY4 3SE

01939 291082  
info@shinglergroup.co.uk



  
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