



46 Wadlow Drive, Shifnal, Shropshire, TF11 9QF

BERRIMAN  
EATON



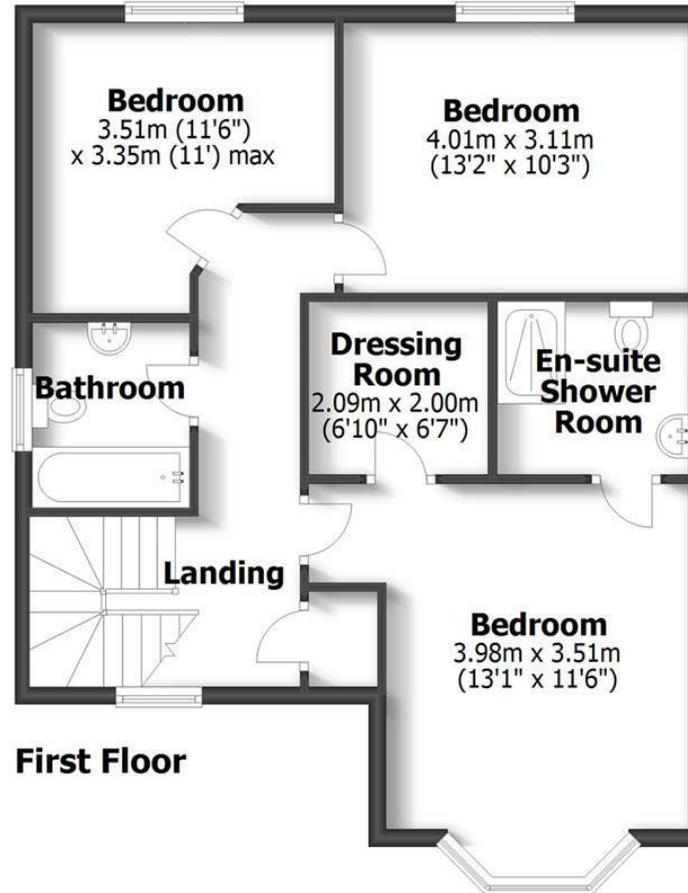
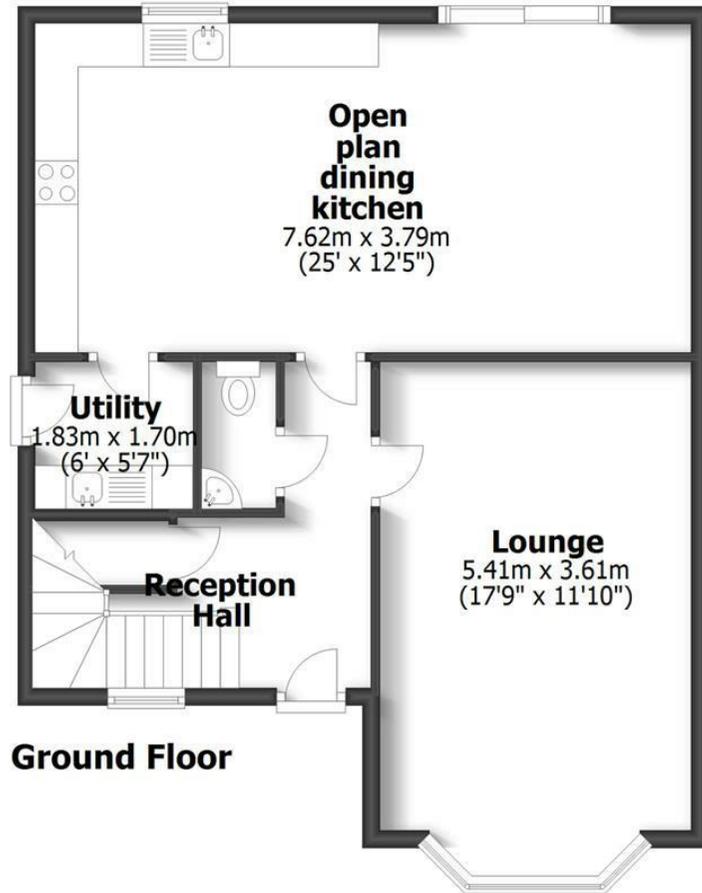


## 46 Wadlow Drive, Shifnal, Shropshire, TF11 9QF

Within walking distance to the Town centre, this most stylish modern home has high ceilings and an award winning design by Redrow Homes. The three bedroom accommodation features a great open plan kitchen and dining area, with an impressive principal bedroom suite that includes a dressing room and en-suite.

Albrighton - 5 miles, Telford - 6 miles - Much Wenlock - 13 miles, Shrewsbury - 19 miles, Bridgnorth - 12 miles, Wolverhampton - 12 miles, Kidderminster - 23 miles. (All distances are approximate).

**46 WADLOW DRIVE**  
SHIFNAL



HOUSE: 129.0sq.m. 1,388.1sq.ft.  
GARAGE: 17.5sq.m. 188.6sq.ft.  
**TOTAL: 146.5sq.m. 1,576.7sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



## LOCATION

Within walking distance of the centre of Shifnal which is a highly regarded Shropshire former market town. Shifnal provides a full complement of local facilities which are ideal for everyday requirements and Shifnal is well served by schooling in both sectors.

Communications are excellent with Shifnal train station providing direct services to Shrewsbury, Birmingham and beyond and the M54 is within a few minutes drive facilitating fast access to the entire motorway network.

## ACCOMMODATION

Built by Redrow Homes in 2016 to their award winning 'Heritage Range', the timeless architecture blends with the surrounding town yet features all the modern appointments and high quality fittings that are associated with this reputable developer.

Upon entering the property, there is a reception hall, large understairs cloaks storage and a guest WC. The lounge features a walk in bay window to the front elevation. The large open plan live in dining kitchen extends the full width, with sliding patio doors opening out onto the rear garden. The modern kitchen is fitted with a range of matching base and wall cabinets with work tops over, inset sink and integrated appliances to include double upright ovens/grill, gas hob with extractor hood above, fridge, freezer and dishwasher. A separate utility leads off the kitchen having a sink unit, provision for laundry appliances, wall mounted central heating boiler and side door.

Stairs from the hall rise to the spacious first floor landing with linen cupboard and loft access. The principal bedroom suite features a walk in bay window to the front elevation, dressing room and en-suite shower room. There are a further two double bedrooms and a family bathroom fitted with a suite to comprise a bath, WC and wash basin,

## OUTSIDE

A tarmac driveway extends down the side of the property with ample parking, EV charger and a detached garage. The front of the house is set back behind a lawned foregarden and path to the front door. Gated side access opens into a private lawned garden with planted borders and a patio terrace.

## TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

## SERVICES

We are advised by our client that all mains services are connected. Verification should be obtained by your surveyor.

## SERVICE CHARGE

The sellers have advised there is an estate maintenance charge payable yearly (Public Open space service charges) - BETTS Estates £324.15. Appox.

## COUNCIL TAX

Shropshire Council, Tax Band: E.  
<https://www.gov.uk/council-tax-bands>

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Offers Around £475,000

EPC: B

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







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**BERRIMAN EATON**