Redwood House, 48A Park Lane, Shifnal, TF11 9HD

BERRIMAN
EATON

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A Stunning Contemporary Family Home in a Prime Shifnal Setting
with a GIFA (Gross Internal Floor Area) of approximately 1,870 sq ft.

Rosewood House is an exceptional newly built detached residence, offering beautifully appointed and versatile accommodation designed for modern family living. Set within a sought-after location, this impressive home combines high-quality finishes, energy efficiency, and generous living space.

An outstanding opportunity to acquire a high-specification home in one of Shifnal's most desirable locations.

LOCATION

Situated in the charming market town of Shifnal, the property benefits from an excellent range of amenities including independent shops, cafés, traditional pubs, and well-regarded restaurants.

The town is ideally positioned for commuters, with its own railway station providing direct links to Telford, Wolverhampton, and Birmingham. The nearby M54 (Junction 4) offers convenient road access across the West Midlands.

A selection of highly regarded schools, both state and independent, are also within easy reach.

ACCOMMODATION

Ground Floor

Welcoming entrance hallway

Impressive open-plan kitchen, dining and family area with French doors to the garden

Spacious lounge with dual French doors opening onto the rear garden

Versatile second sitting room / Bedroom 4

Practical utility / boot room with external access

First Floor

Principal bedroom with contemporary ensuite shower room

Two further well-proportioned bedrooms

Stylish family bathroom with separate bath and shower

OUTSIDE

Landscaped rear garden with lawn and patio area

Block paved driveway providing ample parking

Detached double garage with electric door, power, lighting, and EV charging provision

SPECIFICATION

Build & Efficiency: Air source heat pump, Underfloor heating to ground floor, High performance insulation throughout, Double glazed UPVC windows,10-year new build warranty

Interior Features: Solid core oak panelled internal doors, Staircase with Oak handrail and white spindles, LED low-energy lighting throughout, Ample power sockets and modern fittings

Kitchen: Contemporary fitted units with quartz worktops, Integrated fridge freezer and dishwasher, Induction hob with extractor, Fan oven and combination microwave, Central island unit, Floor tiles

Utility Room: Matching cabinetry and laminate worktops, Space for washing machine and tumble dryer, Tiled flooring

Bathrooms & Ensuite: Modern white sanitaryware, Thermostatic showers, Tiled floors and walls, full hight to shower, Heated towel radiators

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage and electricity

Council Tax: To be confirmed

Completion: Anticipated July 2026

Viewing: Strictly by appointment

AGENTS NOTES

Images, CGI visuals and floorplans are for illustrative purposes only and may vary. Specifications are subject to change.

Optional extra: additional kitchen base units and wine cooler.

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£725,000

EPC:

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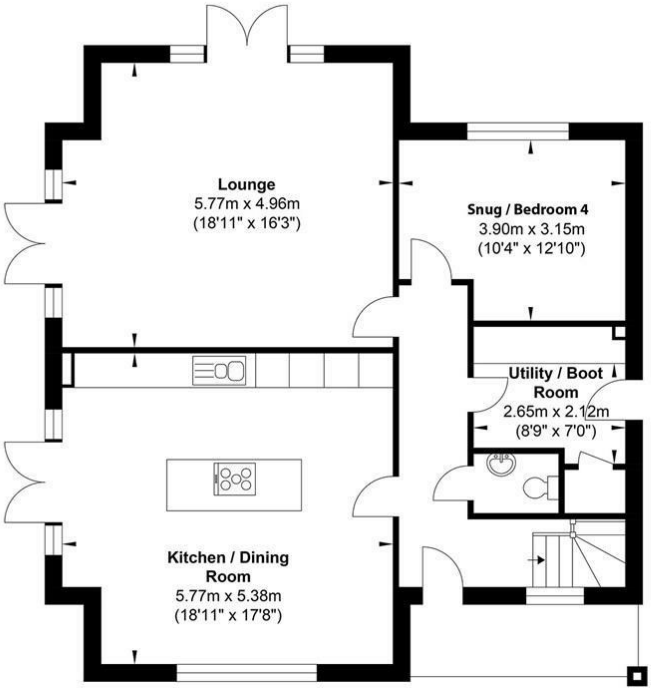

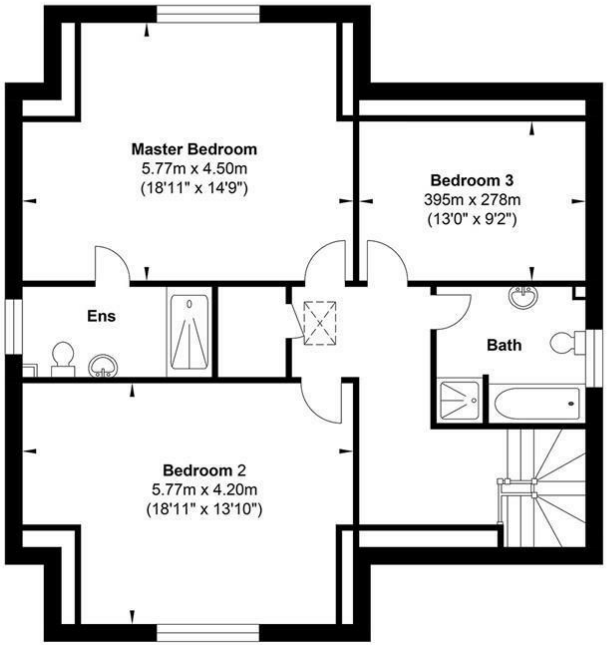

Ground Floor

First Floor

GIFA (Gross Internal Floor Area) of approximately 1,870 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.