

Apartment 1 - 13 Market Place Shifnal TF11 9AU

A Spacious Three Storey Apartment of Character and Charm within a Grade II Listed Building Dating Back to the 17th Century fronting Market Place in central Shifnal, and retaining many original features including an inglenook fireplace and exposed timbers creating a delightful cosy atmosphere. This Three Bedroom apartment provides well proportioned accommodation with beautifully appointed contemporary suites, an Open Plan Lounge with a modern fitted Kitchen Area, a useful storage space, ideal for outdoor shoes and clothes hanging, with a downstairs Bathroom completing the ground floor. A spiral staircase rises to the first floor landing presenting two bedrooms and a shower room leading off, with a further spiral staircase ascending to the second floor accommodation offering a further bedroom/study. Shifnal enjoys a thriving community with excellent shopping facilities, restaurants, bars, cafes, parking spaces, highly regarded local schools and rail services giving direct connections to Shrewsbury and the West Midlands. The M54 is also within easy reach at Junctions 3 and 4 giving fast access to the M6. NO UPWARD CHAIN

ACCESS From the main entrance door in Market Place giving access to a small entrance hall with a quarry tiled floor and a door opening into a communal entrance hall with rear glazed aspect doors, lighting and an independant timber entrance door set within an arched surround giving access to the apartment. A turning staircase within the main entrance hallway rises to the First and Second Floor Communal Landings with Fire Doors giving access to the apartment.

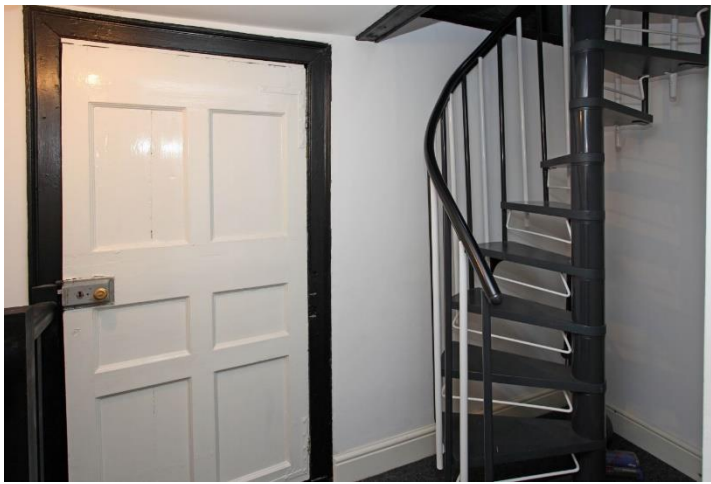
Overview

- Period Three Storey Apartment Within a Grade II Listed Building - Town Centre Location
- Character Features including Exposed Timbers and Inglenook Fireplace
- Three Bedrooms, Ground Floor Bathroom and First Floor Shower Room
- Spacious Lounge with a Modern Kitchen Area
- Convenient for Road and Rail Networks
- Gas Central Heating
- NO UPWARD CHAIN

ACCOMMODATION LOUNGE A sizable open plan room having a fitted kitchen area within and enjoying exposed timbers, an inglenook fireplace, four ceiling light points, radiator, carpet, a spiral staircase to the first floor and a timber door opening into a useful carpeted storage area with steps, hanging space for outdoor clothing and a step up to **BATHROOM** Having a tiled floor, heated towel rail, a side aspect window, loft access hatch, lighting, and a suite comprising of a panelled bath with screen, mixer tap with hand held shower attachment, vanity unit inset with hand wash basin, W.C. **KITCHEN AREA** Having a side aspect window, tiled flooring, and a range of modern base units with work surfaces incorporating a one and half bowl stainless steel sink and drainer, ceramic hob with chimney extractor over and tiled splashback, electric oven, space and plumbing for washing machine, space for fridge/freezer.

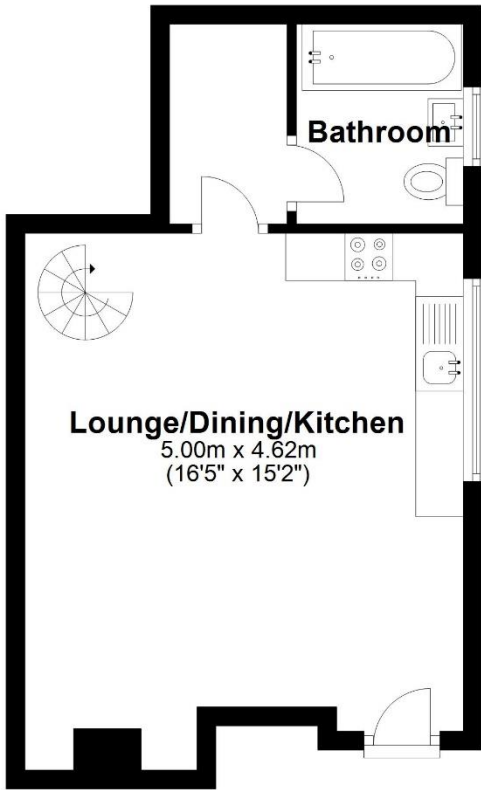
A spiral staircase rises from the lounge to the **FIRST FLOOR LANDING** - Having ceiling light, carpet, doors to bedrooms one and two, further spiral staircase to the second floor and a step up to: **SHOWER ROOM** Having a tiled floor, heated towel rail, ceiling light, and a suite comprising of a tiled shower enclosure with thermostatic shower over, pedestal hand wash basin, W.C. **BEDROOM ONE** A double bedroom having a side aspect window, carpet, ceiling light point and radiator. **BEDROOM TWO** A double bedroom having a side aspect window, carpet, ceiling light point and radiator. **SECOND FLOOR BEDROOM THREE/STUDY** Having many exposed timbers, a vaulted ceiling, carpet, radiator and a door opening onto a landing.

SHROPSHIRE COUNCIL TAX BAND B DIRECTIONS: SAT NAV POST CODE TF11 9AU



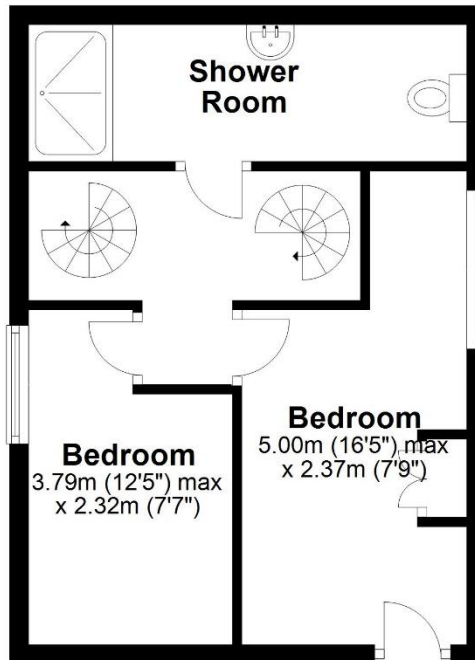
Ground Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



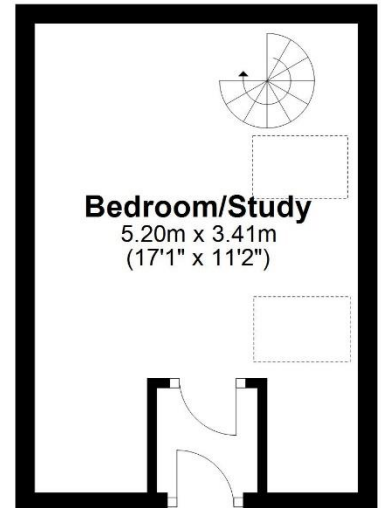
First Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



Second Floor

Approx. 16.9 sq. metres (182.1 sq. feet)



Total area: approx. 78.5 sq. metres (844.6 sq. feet)

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Our dedicated and friendly team will assist you. Get in touch today!

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Email: info@fieldsofshifnal.co.uk

4 Broadway, Shifnal, TF11 8AZ



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. F710



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