

18 Dunstanville Court Shifnal TF11 8SR

A Most Appealing Modern Two Bedroom Mid Terrace Property within Dunstanville Court, a select secure gated development of similar properties in the heart of Shifnal with allocated and visitor parking. This delightful historic Shropshire town enjoys a wide range of amenities including dental and medical practices, small independent shops, restaurants, bars and cafes along with two great local primary schools and a secondary school. The property offers immaculate stylish accommodation arranged over two floors which has recently been enhanced with new carpets adding a sumptuous finish to all the rooms as well as the welcoming Entrance Hall having a useful storage cupboard within and access into the Downstairs Cloakroom as well as an attractively appointed well equipped Kitchen and good sized cosy, light and bright through Lounge/Dining Room with yet another storage facility and giving rear garden access. Heading upstairs which is equally spacious, Two double sized bedrooms share the attractive House Bathroom. Completing the property an enclosed lawned rear garden offers a perfect place to sit and relax or enjoy al fresco dining during the warmer seasons. For those needing to commute the property is also well placed for easy access to the rail station in Shifnal as well as the M54 motorway networks at Junctions 3 and 4.

ACCESS The property is approached over a paved pathway with a tarmac car parking space alongside.

Overview

- A Most Appealing Modern Two Bedroom Mid Terrace Property in the Heart of Shifnal Close to a Wide Choice of Amenities
- Immaculate and Tastefully Presented with all New Carpets Throughout
- Downstairs Cloakroom/W.C
- Delightful Lounge/Dining Room with French doors giving access to the rear garden
- Well Appointed Kitchen with Integrated Appliances

ACCOMMODATION A tiled overhang porch with lighting alongside and a timber entrance door giving access into the **ENTRANCE HALL** Having carpet, down lighting, a staircase to the first floor, a useful built in storage cupboard and access into: **DOWNSTAIRS CLOAKROOM** Having tiled flooring, radiator, a frontal aspect privacy window, extractor fan, down lighting and a suite comprising of W.C. and pedestal hand wash basin. **LOUNGE/DINING ROOM** A light and bright room of good proportions with ample space to curl up on comfy sofas and enjoy family leisure time. Flooring is laid to carpet, two ceiling light points provide ample lighting, two radiators give a cosy feel to the room, there's also a large built in storage cupboard and French doors with top opening windows alongside frame the rear garden. **KITCHEN** Overlooking the frontal aspect and attractively appointed with a range of modern eye catching cupboards topped with contrasting work surfaces extending to ceramic tiled upstands and splashback behind a four ring gas hob with chimney extractor over, single electric oven below and a wall mounted cupboard housing a Combi gas central heating boiler. Further features include ceiling down lighting and tiled flooring and there's also an integrated dishwasher and fridge/freezer.

A carpeted staircase rises to the **FIRST FLOOR GALLERIED LANDING** Having access to a part boarded loft, ceiling light, radiator, carpet and doors to: **BEDROOM ONE** Overlooking the frontal aspect having two windows and flooring laid to carpet, a ceiling light point and radiator. **BEDROOM TWO** Overlooking the rear aspect and having carpet, ceiling light point and radiator. **BATHROOM** Well appointed with tiled flooring, an extractor fan, down lighting, a chrome heated towel rail and a suite comprising of a panelled P bath with thermostatic shower over, screen and a corner mixer tap, W.C. and pedestal hand wash basin.

REAR GARDEN Mainly laid to lawn with decorative gravel laid alongside the French doors and having a fence panelled boundary. **DIRECTIONS:** SAT NAV POST CODE: TF11 8SR Set well back from the road, Dunstanville Court, Shifnal is situated at the junction of Shrewsbury Road and Broadway. **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: C**







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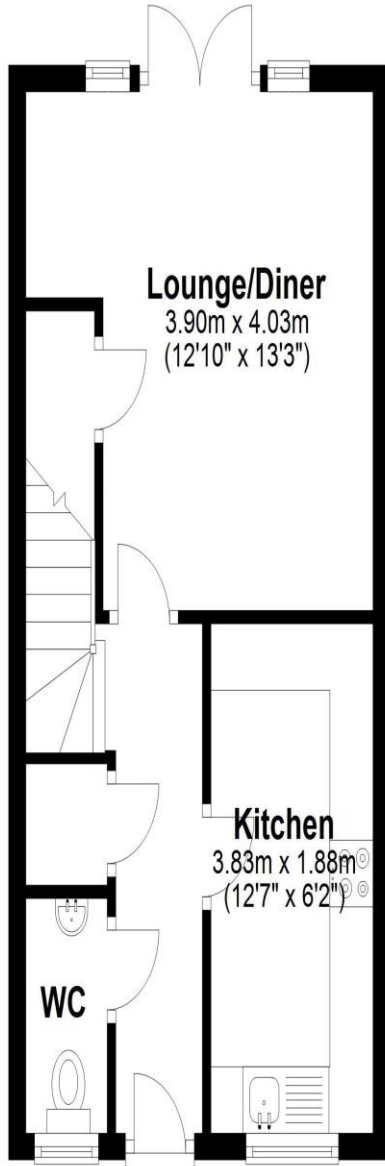
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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

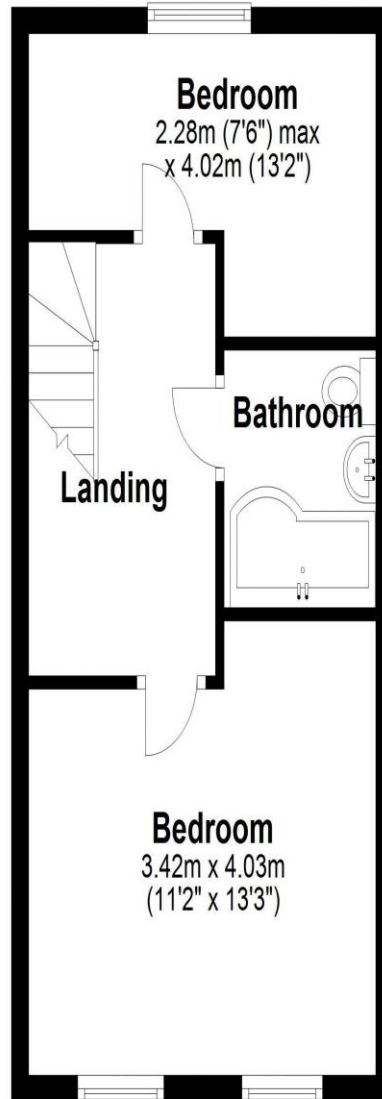
Ground Floor

Approx. 31.6 sq. metres (339.7 sq. feet)



First Floor

Approx. 31.6 sq. metres (339.7 sq. feet)



Total area: approx. 63.1 sq. metres (679.3 sq. feet)

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