

18 Aston Court Mews Shifnal TF11 8TP

A Most Charming Two Bedroom End Terrace Barn Conversion of Character Positioned within Well Maintained Grounds and Gardens forming part of a tranquil picturesque courtyard setting within Aston Court Mews on the rural outskirts of Shifnal, a delightful historic Shropshire town with an excellent choice of amenities including a post office, medical and dental practices as well as independent shops, restaurants, bars and cafes. Road and rail networks are also particularly convenient having a station in Shifnal with connections to Shrewsbury, Birmingham and beyond along with easy access to the M54 motorway networks at Junctions 3 and 4. 18 Aston Court Mews retains a wealth of original exposed timbers to both the ground and upper floor adding to the charm of this lovely home and a welcoming Entrance Hall greets you leading into the Lounge featuring a brick fireplace with a log burning stove creating a lovely warm cosy glow for winter evenings and underfloor heating providing a touch of luxury and comfort. There's also ample space to dine overlooking the delightful cottage style south facing rear garden having a sunny aspect to enjoy al fresco dining during the warmer seasons. Completing the ground floor a contemporary beautifully appointed refitted Kitchen also provides a breakfast dining space to enjoy the peaceful rear garden aspect. Upstairs the upper floor light and bright landing offers a great area to accommodate a desk for those needing to work from home and the two double bedrooms sharing the house Bathroom both benefit from having built in wardrobes. A detached garage and driveway alongside the property gives ample parking and there's also visitor parking overlooking a large grassed communal family play area for all the residents within the grounds. The property comes to the market with **NO UPWARD CHAIN** so its already to move right in.

ACCESS Aston Court Mews is approached off Coppice Green Lane in Shifnal into a tarmac driveway extending along beneath an entrance archway where the properties are arranged around a central lawn interspersed with trees. The property sits on the right hand side with a neat lawned frontage, paved pathways, planted flower borders and a tarmac driveway leading to the detached garage and gated access to the rear garden.

Overview

- A Charming Two Bedroom End Terrace Barn Conversion of Character Set Within Well Maintained Grounds and Gardens
- Perfect for Those Wishing to Enjoy a Tranquil Rural Location Yet Within Easy Reach of Amenities and Schools
- Tastefully Appointed, Well Maintained and Retaining a Wealth of Original Timbers
- Entrance Hall accommodating a Staircase and Having Generous Built in Storage

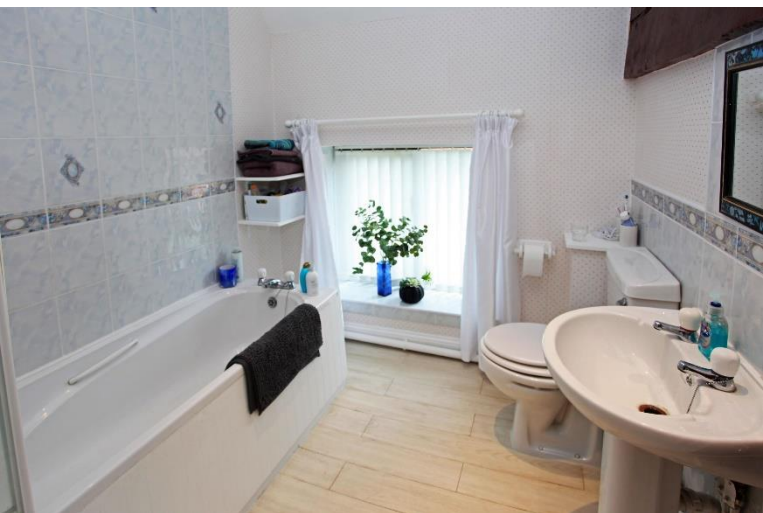
ACCOMMODATION A timber and glazed Entrance Door with double glazed panels alongside opens into: **ENTRANCE HALL** Featuring exposed timbers, built in storage cupboards, a shelved cupboard beneath the staircase, an electric panel heater, ceiling light, stairs to the first floor and attractively tiled flooring continuing through into the downstairs rooms. **LOUNGE/DINING ROOM** A room of generous proportions and featuring exposed timbers with LED overhead spotlighting, and to suit your needs there are different options to create a warm cosy atmosphere, so either turn on the underfloor heating, or the two electric panel heaters and light up the wood burning stove set within a brick-built fireplace. Double glazed French doors open into the delightful private rear garden along with a window letting in lots of natural light. **KITCHEN** Overlooking the rear garden aspect and attractively fitted with a range of contemporary cupboards topped with contrasting work surfaces and tasteful wall tiling above, an induction hob with an extractor hood over incorporating lighting, an electric oven as well as an integrated fridge and washing machine. There's also a small breakfast dining space and an electric panel heater giving warmth.

A balustraded staircase rises from the entrance hall to the **GALLERIED LANDING** A spacious landing giving versatility for use a study area having a rear aspect stairhead window letting in plenty of natural light, stripped oak floor boarding which continues through into the bedrooms, an airing cupboard housing the hot water cylinder, ceiling hatch giving access to a fully boarded loft and doors to all rooms. **BEDROOM ONE** A good sized double bedroom having character beams and two windows with deep cills overlooking the lovely courtyard aspect, a useful alcove space with down lighting above and an electric panel heater giving warmth and built in wardrobes. **BEDROOM TWO** A further good-sized room overlooking a private rear aspect and featuring down lighting as well as a ceiling light point, an electric panel heater and a built in wardrobe having a drawer beneath. **BATHROOM** Having a frontal aspect and featuring exposed timbers this well-appointed room is attractively appointed with elegant wall tiling, vinyl wood effect flooring, a heated towel, down lighting, and a suite comprising of a panelled bath with a folding screen, electric shower, pedestal hand wash basin and a W.C. There's also a wall mounted fan heater.

REAR GARDEN A pretty cottage style garden adorned with well stocked herbaceous borders featuring an array of flowering perennials to enjoy during the seasons creating a profusion of colour with climbing roses, jasmine, a bay tree and conifers. A paved patio housing a cold water tap and outside lighting offers space to enjoy summer dining, a water feature creates tranquility, and the garden is enclosed with a combination of a brick wall topped with fencing to the rear, further fencing giving privacy and gated access to the driveway fronting the garage. **GARAGE** With up and over door, power, lighting and rear access to the garden and there's plenty of storage space. **SERVICES:** We are informed that a Management Service Charge is in place of 35 pounds per month. **DIRECTIONS:** SAT NAV POST CODE: TF11 8TP







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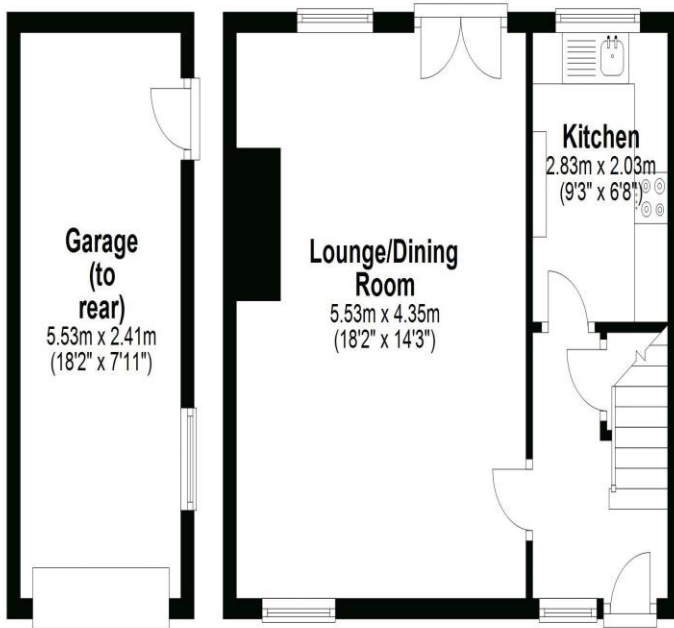
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

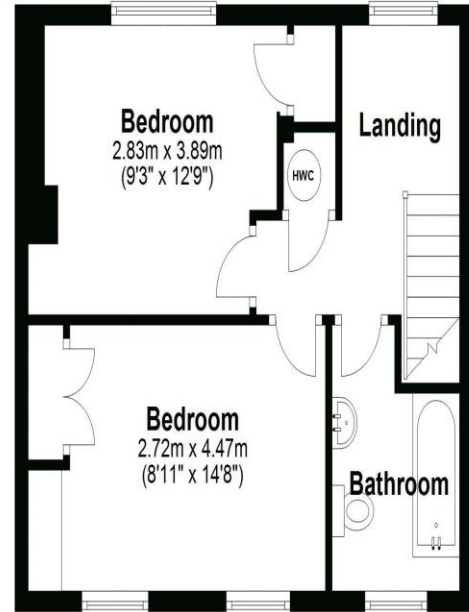
Ground Floor

Approx. 49.2 sq. metres (529.2 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 85.0 sq. metres (914.9 sq. feet)

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