

1 Tanyard Place Shifnal TF11 8BD

A Modern One Double Bedroom Ground Floor Apartment with Allocated Parking forming part of Tanyard Place, a select modern development in the heart of Shifnal, a popular historic market town with an excellent choice of small independent shops, restaurants, bars, cafes as well as dental and medical practices. The property is ideally situated for commuters, with rail services running from Shifnal to Shrewsbury, Birmingham and onwards to London Euston, and the M54 only being a short travelling distance away. Number 1 Tanyard Place offers good sized accommodation with an Open Plan Lounge having a kitchen area within and an Inner Hallway having useful storage cupboards and access into the bedroom and bathroom.

ACCESS Tanyard Place sits well back from the High Street with a tarmac driveway proceeding along to the development. The apartment has its own independent front door and an allocated car parking space sits to the front of the enclosed bin storage area.

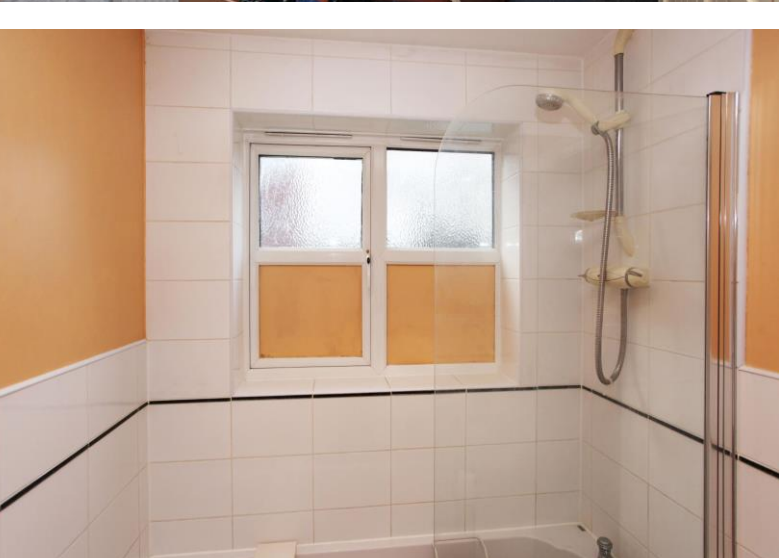
Overview

- A Modern Ground Floor One Bedroom Apartment within a Select Development having Allocated Parking
- Central Town Location in Shifnal Close to Amenities and Road and Rail Networks
- Open Plan Lounge with Kitchen Area
- Inner Hallway with Spacious Storage Cupboards
- Double Bedroom and Well Appointed Bathroom
- Gas Central Heating and Double Glazing

OPEN PLAN LOUNGE WITH KITCHEN AREA A good sized light and bright room with windows overlooking the frontal aspect, two covered radiators, carpet, ceiling lighting and a divider with shelving giving storage between the living area of the room and the **KITCHEN AREA** which comprises of a Tiled effect floor, eye level and base units with work surfaces incorporating a four ring gas hob with extractor over and an electric oven beneath, a one and a half bowl sink and drainer, tiled walls and an integrated washing machine. A door opens into the **INNER HALLWAY** With a deep storage cupboard having lighting and a further cupboard housing the gas central heating boiler, carpet, ceiling lighting, radiator and access into the **DOUBLE BEDROOM** Having a rear aspect window, carpet, radiator. **BATHROOM** Also having an aspect over the rear of the property and wood effect laminate flooring, ceiling lighting, radiator and a suite comprising of a panelled bath with mixer tap, electric shower over and a screen, pedestal hand wash basin and W.C.

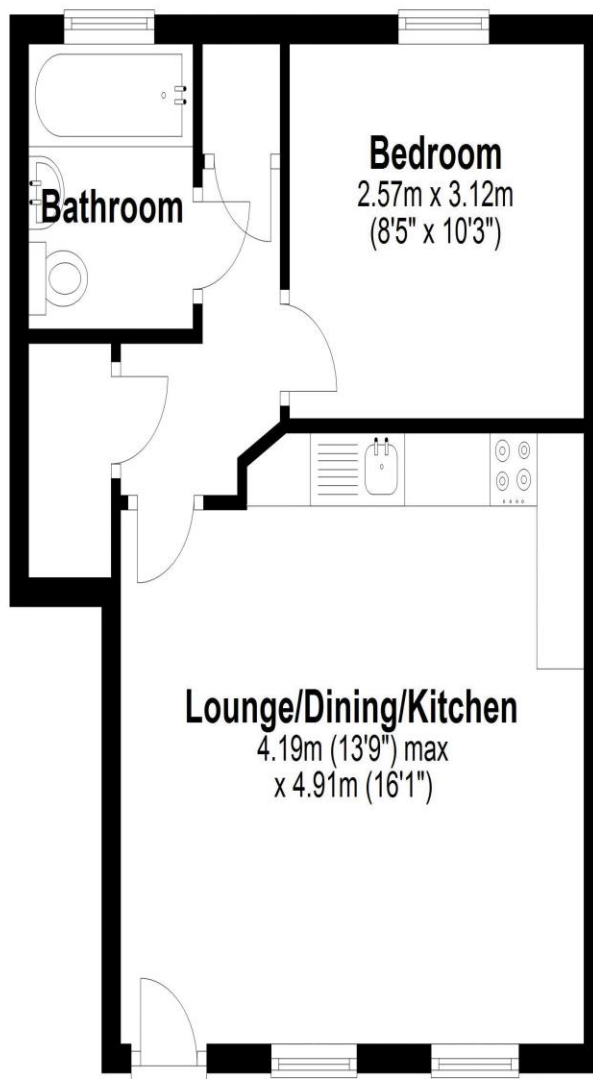
We are informed that the property is Leasehold with approximately 134 years remaining on the lease. Annual Management Charges are also in place for Ground Rent and Service Charge





Ground Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



Total area: approx. 37.3 sq. metres (401.0 sq. feet)

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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