

81 Mercian Court Shifnal TF11 8BB

A Delightful Two Bedroom First Floor Apartment for the OVER 60's with NO UPWARD CHAIN. The property forms part of Mercian Court, a select development in the heart of Shifnal set in well maintained gardens and grounds only a short walk into this vibrant town centre with its extensive range of amenities including small independent shops, restaurants, bars, cafes along with a post office and medical practice. Shifnal is a popular Shropshire town with a wonderful historic heritage and strong community spirit hosting many village hall events throughout the year along with an annual fair, carnival and a Christmas Fair. 81 Mercian Court in Broadway offers good sized well appointed accommodation with the previous owner having enjoyed this cosy apartment over many years, but it now needs a new owner to spruce it up and put their own stamp on it. After stepping into the property an entrance lobby with a staircase rises to this cosy apartment enjoying a welcoming and spacious South facing Lounge/Dining Room with glazing overlooking the manicured lawns letting in plenty of sunshine, and a modern fitted kitchen, along with a generous double bedroom having an attractive glazed built in wardrobe, a further bedroom with storage and a well appointed Bathroom. Road and rail networks are also particularly convenient with a station in Shifnal and the M54 being within close proximity, both giving connections to Shrewsbury, Birmingham and beyond.

ACCESS The property fronts Broadway and sits behind a lawned garden with a paved pathway leading to an Entrance Porch with lighting, a cupboard giving bin storage and its own independent Entrance door.

Overview

- OVER 60's Two Bedroom First Floor Apartment in Well Maintained Communal Gardens and Grounds
- Town Centre Location, Only a Short Walk to Shops, Restaurants, Bars, Cafes, a Post Office and Close to Dental and Medical Practices
- Entrance Lobby with a Staircase to the First Floor
- Lovely Light and Bright Lounge with Glazing Overlooking the Rear Garden Aspect
- Attractively Appointed Kitchen and Bathroom
- Gas Central Heating and Double Glazing

ACCOMMODATION On entering the property through a part glazed entrance door a small Lobby with a frontal aspect window and a carpeted staircase with handrails alongside rises to a landing with ceiling light and access onto the further **MAIN LANDING** - having carpet, loft access hatch, a shelved storage cupboard housing radiator and doors to all rooms. **LOUNGE/DINING ROOM** A lovely light and bright carpeted room overlooks the rear South facing garden aspect having a feature fireplace housing an electric coal effect fire with a fan heater, ceiling light, radiator and access into: **KITCHEN** Having a rear garden aspect and attractively fitted with matching wall and base units topped with contrasting work surfaces, eye catching wall tiling and flooring, lighting, a wall mounted Combi gas central heating boiler, and there's also space for a cooker and an upright fridge/freezer. **BEDROOM ONE** A good sized room overlooking the front of the property and having a radiator, carpet, ceiling light, and a fitted mirrored wardrobe giving plenty of storage and shelving space. **BEDROOM TWO** Also overlooking the frontal aspect and having radiator, carpet, ceiling light and a useful built in shelved cupboard. **BATHROOM** A most spacious room having fully tiled walls, carpet, a chrome heated towel rail and a suite comprising of a panelled bath with a thermostatic shower over, screen, a pedestal hand wash basin and W.C.

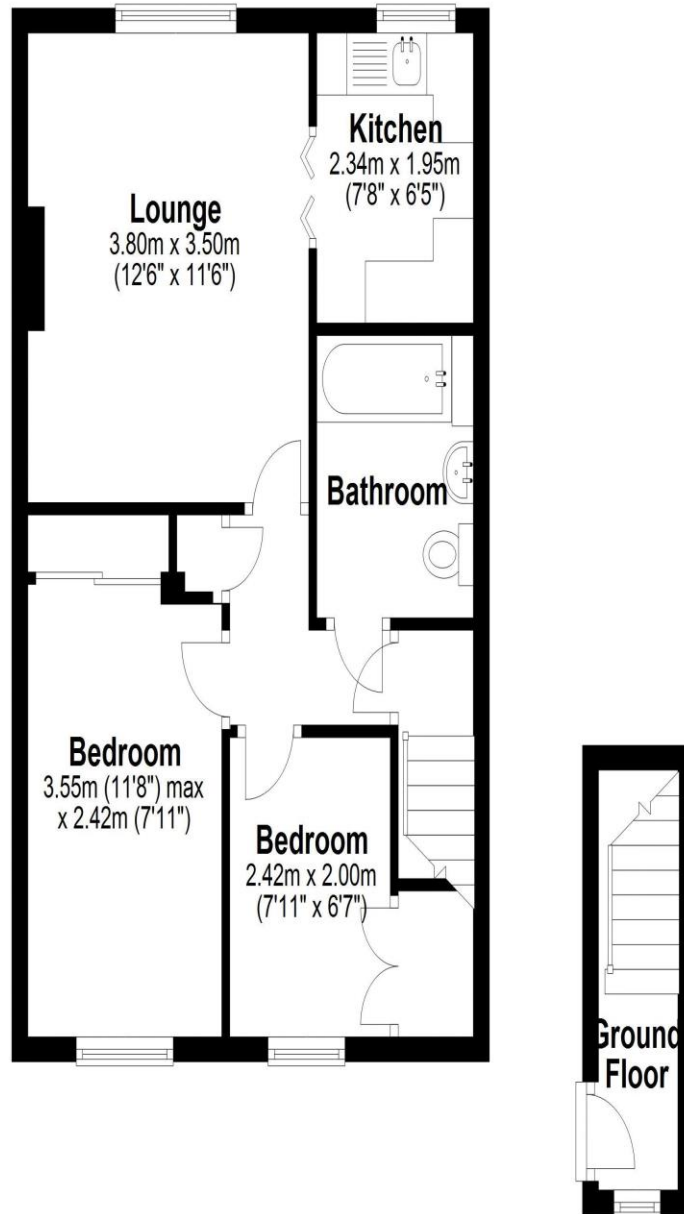
SHROPSHIRE COUNCIL TAX BAND: A EPC RATING: D We are informed that the following approximate charges are in place for this property: **Management Charge: Seventy One Pounds per month** **Ground Rent: Fifty Pounds per annum.** The remainder of the Lease - To be Confirmed **DIRECTIONS: SAT NAV POST CODE: TF11 8BB**





First Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 48.2 sq. metres (518.8 sq. feet)

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01952 460000

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