



12 Dunstanville Court, Shifnal, TF11 8SR

£139,950

Welcome to Dunstanville Court, a charming apartment that offers a perfect blend of comfort and convenience. This delightful one-bedroom property is ideal for individuals or couples seeking a cosy living space in a desirable location. Whether you are looking to invest in your first home or seeking a rental property, this apartment presents a wonderful opportunity. With its appealing features and prime location, Dunstanville Court is sure to attract interest. Do not miss the chance to make this lovely apartment your new home.

Hallway

Nice long, bright hallway with two windows, storage cupboard housing the boiler and access to all accommodation. Fitted with an internal intercom system.

Kitchen Living Room

Large L-shape reception room with a fitted kitchen and living area. The kitchen consists of wooden wall and base units, an integrated fridge-freezer, sunken sink drainer, four-ring gas hob and oven, and plumbing for a dishwasher or washing machine. The spacious living area features two windows overlooking the front and rear of the property, two radiators and ceiling light fittings.

Bedroom

A good-sized double bedroom, benefitting from two built-in double wardrobes.

Bathroom

A modern fitted bathroom, comprising a panel bathtub with an overhead shower unit, a low-level flush WC and pedestal basin. Partly tiled walls and shower panels cover the splash areas, with grey wood laminate flooring. Also featuring a chrome heated towel rail, vanity cupboard, light fitting and extractor fan.

Outside

Secure behind electric gates the property benefits from an allocated parking space and further visitors spaces. A communal entrance hall and stairs to the first floor, with an intercom system.

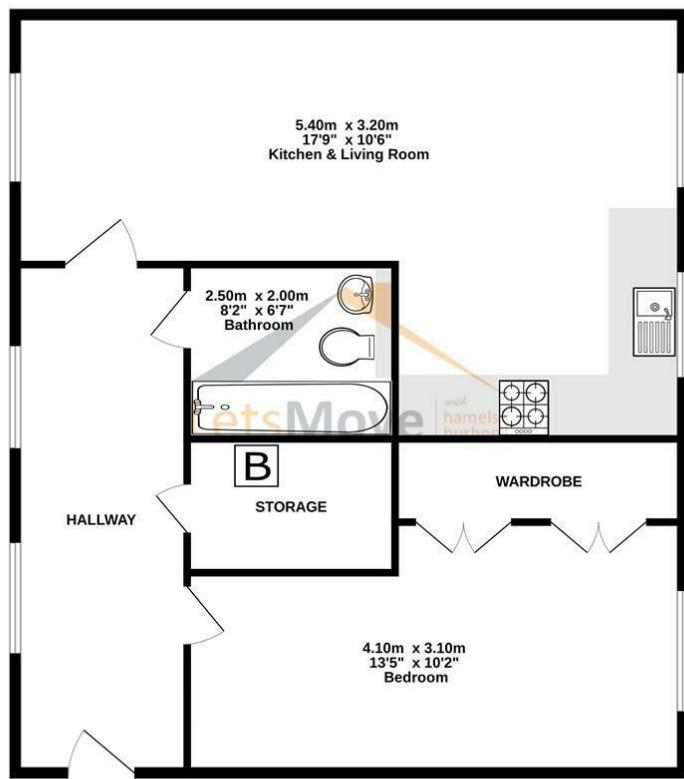
Agent Notes

It is worthy of note that there are maintenance and ground rent charges. *Two years worth of maintenance and ground rent charges will be covered by the current owner.

*Subject to Terms and Conditions.

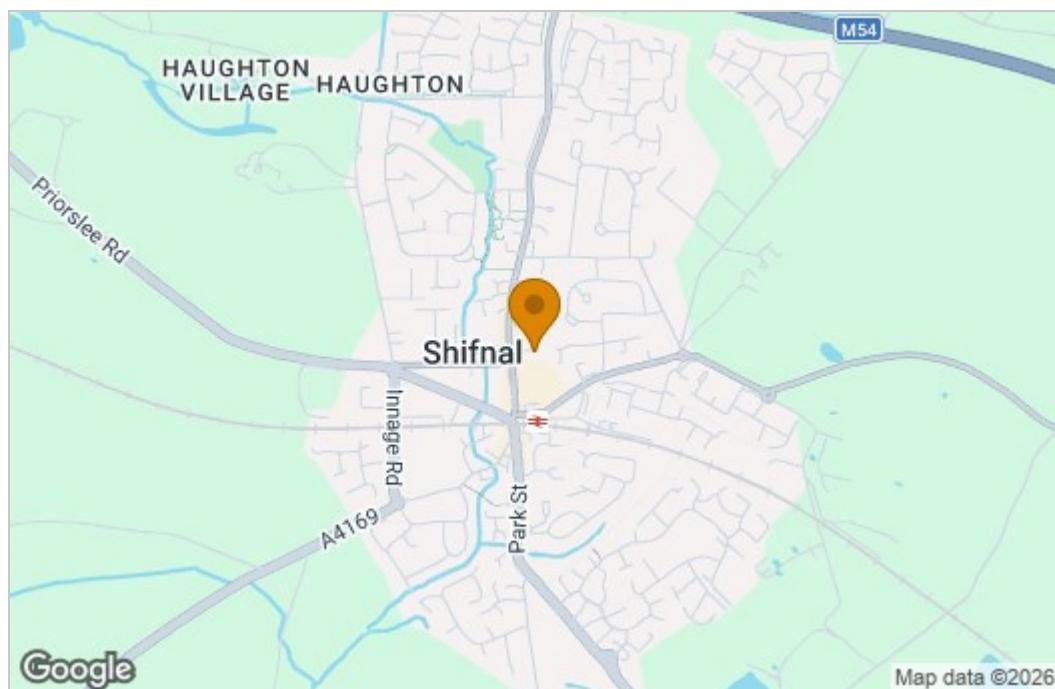
Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.