

## 20 Yew Tree Court Shifnal TF11 9BF

A MODERN SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT WITHIN A PURPOSE BUILT DEVELOPMENT Managed by South Staffs Housing Association - Offering a Shared Ownership Opportunity for Over 55's with 25% Share of the Equity. 20 Yew Tree Court is one of thirty similar apartments within this wonderful development enjoying well maintained grounds and a delightful rear garden laid out with neat lawns, pathways and outdoor seating. Residents and Visitor parking sits to the front of the development. A secure door entry system gives access into the building and a spacious welcoming reception area having a communal laundry room and bathroom/wet room leading off. Yew Tree Court also enjoys a residents lounge providing comfortable seating and a connecting kitchen with separate toilet facilities. Just off the reception area both a staircase and lift provide access to this delightful first floor apartment with its own front door opening into an exceptionally spacious Entrance Hall enjoying well appointed rooms leading off including a sizable Wet Room, Two Bedrooms and an attractive Open Plan Lounge/Dining Room featuring a modern Kitchen area. NO UPWARD CHAIN

## Overview

- Modern Two Bedroom First Floor Apartment Within a Purpose Built Development Managed by South Staffs Housing Association
- Shared Ownership Opportunity for Over 55's - 25% Share of Equity
- Pleasant Setting Within Well Maintained Grounds Located Centrally in Shifnal Close to Amenities
- Welcoming Reception and Residents Lounge
- Non Resident Management Staff
- Apartment Accommodation Comprises of an Open Plan Lounge/Dining Room with Fully Fitted Kitchen Area

**APARTMENT ACCOMMODATION** Entrance Hall Having an airing cupboard housing Combi gas central heating boiler, covered radiator, loft access hatch, carpet and a further storage cupboard. **OPEN PLAN LOUNGE/DINING ROOM WITH KITCHEN AREA** A comfortable spacious room overlooking the rear aspect with double opening windows, two covered radiators, carpet, two ceiling light points, and access to: **KITCHEN** Stylishly appointed with a range of modern base and eye level units having laminate work surfaces inset with a stainless steel sink and drainer, four ring gas hob with electric cooker beneath and extractor hood over, space and plumbing for washing machine, space for fridge/freezer and tiled effect flooring. **WET ROOM** Very spacious and appointed with a fully tiled shower area having a thermostatic shower over, wet room flooring, pedestal hand wash basin, W.C. and part tiled walls to surround, covered radiator, extractor fan. **BEDROOM ONE** Overlooking the frontal aspect and having a covered radiator, carpet, two ceiling light points. **BEDROOM TWO** Overlooking the frontal aspect and having a covered radiator, carpet, ceiling light point.

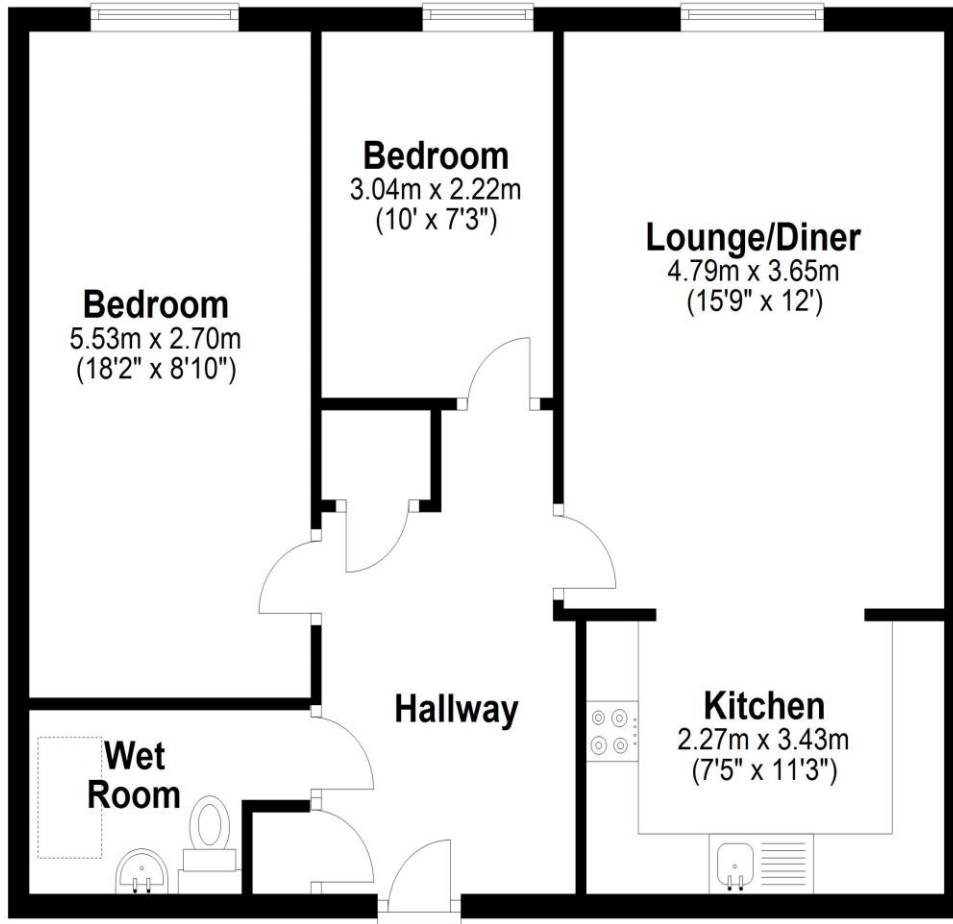
**TENURE** The property is available on a shared ownership basis only. A 25% share is available with the remaining 75% retained by South Staffordshire Housing Association (Part of the Housing Plus Group Limited). A Service Charge amounting to approximately £464.00 pounds per calendar month is payable for the maintenance of the communal areas. **SHROPSHIRE COUNCIL TAX BAND B DIRECTIONS: SAT NAV POST CODE: TF11 9BF**





## First Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



Total area: approx. 62.8 sq. metres (675.9 sq. feet)

## Selling your home?

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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