

## 12 Market Place Shifnal TF11 9AA

A Charming **GRADE II LISTED (FREEHOLD SALE) SHOP OR OFFICE PREMISES** in Market Place, Shifnal occupying a prominent position in the heart of this vibrant historic Shropshire town which is expanding rapidly and has recently undergone a new town centre development scheme. The property sits opposite the railway station in Shifnal with connections to Shrewsbury, Approx 585sqft over 3 Floors. Birmingham and beyond, and the M54 motorway networks are also within easy reach at Junctions 3 and 4. This delightful spacious character property with an abundance of exposed timbers throughout offers accommodation arranged over three floors with a Kitchenette facility and a W.C. A shared rear courtyard provides a bin storage area. **NO UPWARD CHAIN**

## Overview

- A Charming GRADE II Listed (FREEHOLD SALE) SHOP/OFFICE PREMISES - NON FOOD USES
- Prominent Position In The Heart of Delightful Shifnal, a Historic Town with a Wealth of Amenities
- Spacious Accommodation Arranged over Three Floors
- Kitchenette Facility and W.C
- Rear Yard With Bin Storage Area
- NO UPWARD CHAIN
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**ACCOMMODATION** A timber part glazed entrance door opens into the main expansive Shop Entrance Room having a tall ceiling height with ceiling and spot lighting, most attractive arched display bay windows with spotlighting above and shelved cupboards, one housing the electric meters together with a counter unit with lighting above. A wonderful eye catching balustraded galleried balcony fronting the mezzanine floor sits above this room and a further feature are the wood panelled walls and a wood effect floor which continues through to the rear of the building where a door gives access into the shared paved courtyard and a window also overlooks the rear aspect. Other special features of this part of the room are exposed original timbers and a period leaded grate highlighted with spot lighting above. Two radiators provide warmth and a timber balustraded staircase rises to the **FIRST FLOOR MEZZANINE LEVEL** Having rear aspect windows, a galleried frontage overlooking the main entrance room, an abundance of exposed timbers, two radiators, a wall mounted gas central heating boiler, and a timber door to a **KITCHENETTE AREA AND W.C. KITCHEN** Having lighting, a stainless steel sink with a cold water tap and a Triton hot water heater above, a counter top sits alongside the sink with a cupboard and drawers beneath. The floor is laid with wood effect lino and a timber door opens into the W.C. Having a rear aspect window, ceiling light, exposed timbers, hand wash basin and W.C. Just off this floor a turning staircase rises to a most spacious **SECOND FLOOR ROOM** Having a dual aspect and featuring an abundance of exposed timbers, an apex ceiling with spotlighting, a Velux roof light window giving natural light and exposed floor boards.

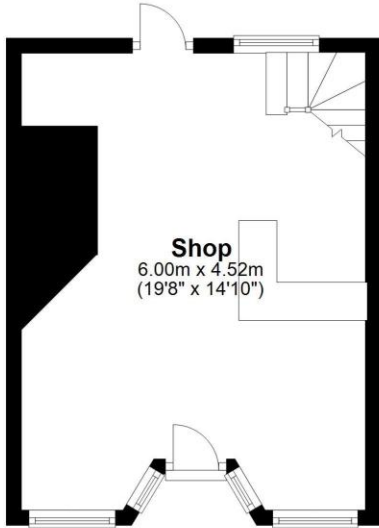






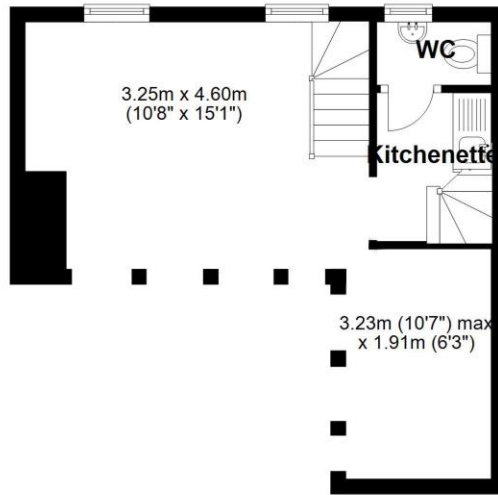
### Ground Floor

Approx. 26.1 sq. metres (281.3 sq. feet)



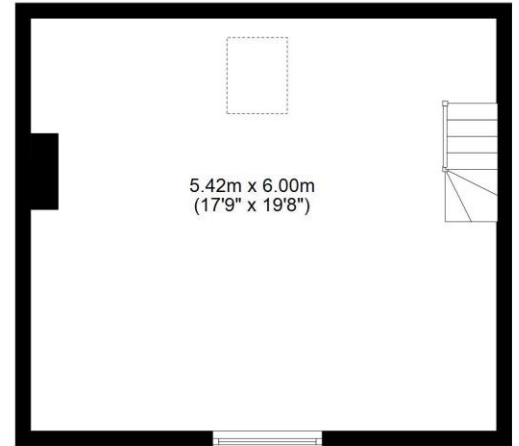
### First Floor

Approx. 25.7 sq. metres (276.6 sq. feet)



### Second Floor

Approx. 32.5 sq. metres (350.0 sq. feet)



Total area: approx. 84.4 sq. metres (908.0 sq. feet)

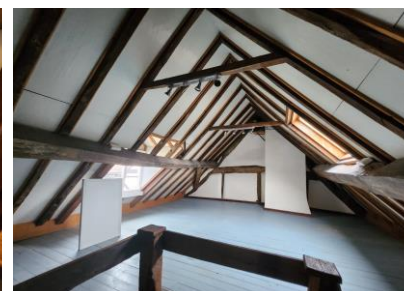
## Selling your home?

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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