

19 Cornmill Gardens Shifnal TF11 8BG

A Modern and Impressive Two Bedroom Second Floor Penthouse Apartment within a Well Designed Historic Mill Conversion in Shifnal, a very special historic Shropshire town. The property offers a **SHARED OWNERSHIP OPPORTUNITY WITH A 50% SHARE OF THE EQUITY**. This delightful property sits in a perfect location only a short walk to the shops, further amenities in the town as well as easy access to the excellent local schools. 19 Cornmill Gardens offers a perfect mix of space and functionality with a fabulous light and bright sociable Open Plan Living/Dining/Family Room having a great layout for dining with family and friends along with lounging and enjoying family time. Just off an inner hallway two good sized bedrooms sit alongside a well appointed Family Bathroom. An allocated parking space provides a further benefit to the property and there's **NO UPWARD CHAIN**. Commuters will also appreciate rail services in Shifnal with trains running to Shrewsbury, Birmingham and beyond to London Euston along with the M54 being within easy reach at Junctions 3 and 4.

ACCESS The property is accessed from a main communal entrance door having a secure entry phone system into the building and a hallway with a staircase rising to all floors. Number 19 Cornmill sits on the second floor with an independent door opening into the property.

Overview

- A Rare Opportunity to Acquire a Modern Two Bedroom Apartment within a Historic Mill Conversion in Shifnal
- Shared Ownership 50% Share £75,000 based on £150,000 and we are advised there's a Remaining Lease of 171 years
- Just a Few Minutes Walk to Amenities in the Town Centre and Close to Local Schools
- Impressively Spacious Open Plan Living/Dining/Family Room

ACCOMMODATION ENTRANCE HALL Having a storage heater, carpet, ceiling lighting, a door to the Open Plan Living/Dining/Family Room as well as open access into an Inner Hallway to the bedrooms and bathroom. **LIVING/DINING/FAMILY ROOM** Of generous proportions and lots of natural light beaming in through three double glazed aspects as well as two sky light windows, four wall lights provide evening illumination and within the Kitchen Area - Flooring is laid to high quality vinyl and the walls are adorned with a good mix of modern cupboards and contrasting work surfaces incorporating an induction hob with chimney extractor over having lighting within, a stainless steel splashback, an electric oven and grill, wall tiling and a stainless steel sink and drainer with mixer tap. There's also spotlighting along with lighting above the dining table area, a loft access hatch and there's space for an upright fridge/freezer as well space and plumbing for a washing machine. **Living Area** - Having a storage heater giving warmth and laid with cosy carpet, along with plenty of room to arrange comfy seating for all the family. This room has also recently been upgraded with internal wall insulation.

INNER HALLWAY Having ceiling access hatch to a boarded loft, lighting and doors to **MAIN BEDROOM** The current owner has recently installed internal wall insulation creating a cosy finish to this room and there's an electric panel heater, carpet, a double glazed window and a ceiling light point. **BEDROOM TWO** Having a double glazed sash window, ceiling light point, electric panel heater and wood effect high quality vinyl flooring. **FAMILY BATHROOM** Having recently laid high quality wood effect vinyl flooring, ceiling lighting, extractor fan, a heated towel rail, attractive wall tiling around a panelled bath with a thermostatic shower above, vanity unit with mixer tap and inset hand wash basin, shaver point, and an enclosed flush W.C. **OUTSIDE** One Allocated Car Parking Space **SHROPSHIRE COUNCIL TAX BAND: B EPC RATING: E SAT NAV POST**







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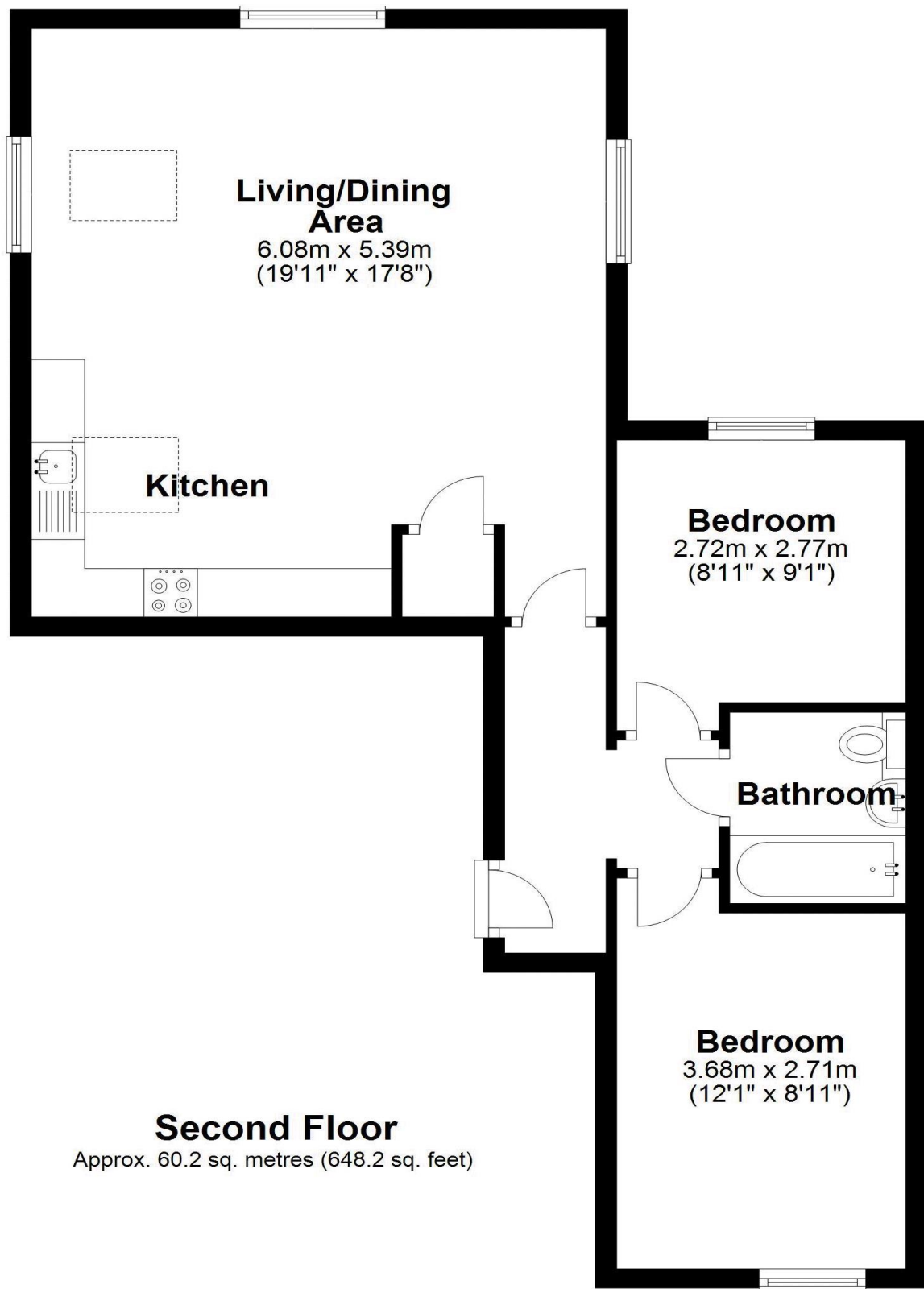
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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



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