

## Richards. 8 Bradford Street Shifnal TF11 8AT

**FREEHOLD SALE - VACANT POSSESSION ONE OF SHIFNALS MOST PROMINENT RETAIL/COMMERCIAL PROPERTIES.**

**PLEASE NOTE - YELLOW AREA ON TITLE PLAN - MAY SELL, BUT UNDER SEPARATE NEGOTIATION**

Double Fronted Detached Shop in addition to a spacious and well presented Two Bedroom Self Contained Apartment above the premises and the property also benefits from having an extensive rear garden, private driveway parking alongside the building and a detached garage. The shop is currently in use as a ladies and gentleman's outfitters, however the current owner now wishes to retire. The property benefits from a prominent location fronting Bradford Street in Shifnal alongside further thriving businesses attracting visitors with its rich history and strong community spirit. Communications are also excellent with rail services running from Shifnal station to Shrewsbury, Birmingham and onwards to London Euston and the M54 motorway connections being easily accessible via Junctions 3 and 4.





## Overview

- A Double Fronted Detached Shop in addition to a Two Bedroom Double Glazed Self Contained Apartment above
- Prominant Town Centre Location in Shifnal with the benefit of an Extensive, Private Rear Garden, Driveway Parking and a Detached Garage
- Gas Central Heating Throughout
- Well Located for access to Road and Rail Links
- Extensive Public Car Parking Nearby
- Freehold Sale

**SHOP** Having an imposing front entrance with two separate doors opening into the main premises and two large picture windows with spotlighting above as well as fluorescent lighting within the central area of the shop. Flooring is laid to carpet throughout and there's a radiator as well as three Myson blowers giving warmth. Continue along to the rear of the shop where you will find a large storage facility, two changing rooms, one housing the meter cupboard, along with access into a carpeted Inner Hallway with a radiator and a sliding door to the **CLOAKROOM/W.C** Having a side aspect privacy window, carpet, ceiling lighting and a suite comprising of a W.C and wall mounted hand wash basin. The hallway also runs along to the rear of the building with a generous sized **STOREROOM** housing a convenient kitchenette. Glazing overlooks the delightful rear garden aspect and there's a wash basin, ceiling lighting and a radiator located between the open access through to a further room currently in use as an **OFFICE** With ceiling light, a window overlooking the rear aspect along with a glazed panelled door to the **REAR ENTRANCE HALL** - Having carpet, a staircase with a fire door to the apartment and a part glazed door to the rear garden.

**TWO BEDROOM SELF CONTAINED FULLY DOUBLE GLAZED & GAS CENTRALLY HEATED APARTMENT** A wide carpeted staircase with handrail rises to a large **L SHAPED LANDING** giving use as a Dining Area and having dual aspect glazing, carpet, two ceiling lights and doors to a boiler room having glazing over the rear aspect and housing two separate floor standing gas central heating boilers. A generous **LOUNGE** sits immediately to the left of the landing having French doors opening on to a full width balcony overlooking the wonderful rear garden aspect. Flooring is laid to carpet, two radiators provide warmth and there's a ceiling light as well as two wall lights along with access into the **SECOND BEDROOM** Having tilt and turn opening windows overlooking the frontal aspect, flooring is laid to carpet, a radiator gives warmth and a ceiling spotlight provides illumination. **THE MAIN BEDROOM** next door is accessed through a sliding door. Also overlooking the frontal aspect and having tilt and turn windows, a radiator, ceiling spotlight, carpet and a door to the rear of the entrance hall. **KITCHEN** With a tilt and turn window overlooking the frontal aspect and a range of cupboards topped with contrasting work surfaces inset with a stainless steel sink and drainer, a breakfast dining bar, carpet, a radiator and there's ample space for an upright fridge/freezer as well as space and plumbing for a washing machine and tumble dryer. **BATHROOM** With a side aspect privacy window, an airing cupboard housing a hot water cylinder and a header tank, carpet, ceiling spotlight, radiator, part tiled walls and a suite comprising of a panelled bath, pedestal hand wash basin with shaver point above and a W.C.

**REAR GARDEN** A delightful garden extending over a well maintained lawn interspersed with a variety of trees proceeding towards a double gated rear aspect. A neat gravelled seating area sits alongside fence panelling and walling giving privacy to relax and unwind. There's also gated side access to the garden as well as a tarmac driveway sitting alongside the property having access from Bradford Street and continuing to the detached garage.









## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

**01952 460000**

Email: [info@fieldsofshifnal.co.uk](mailto: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





## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

**01952 460000**

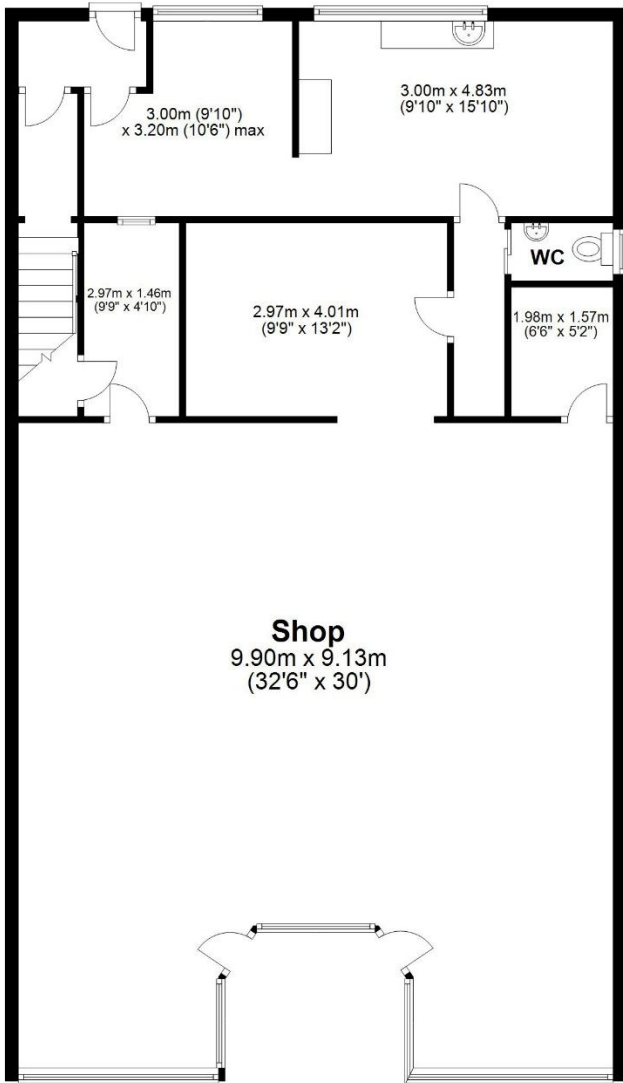
Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)  
4 Broadway, Shifnal, TF11 8AZ



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

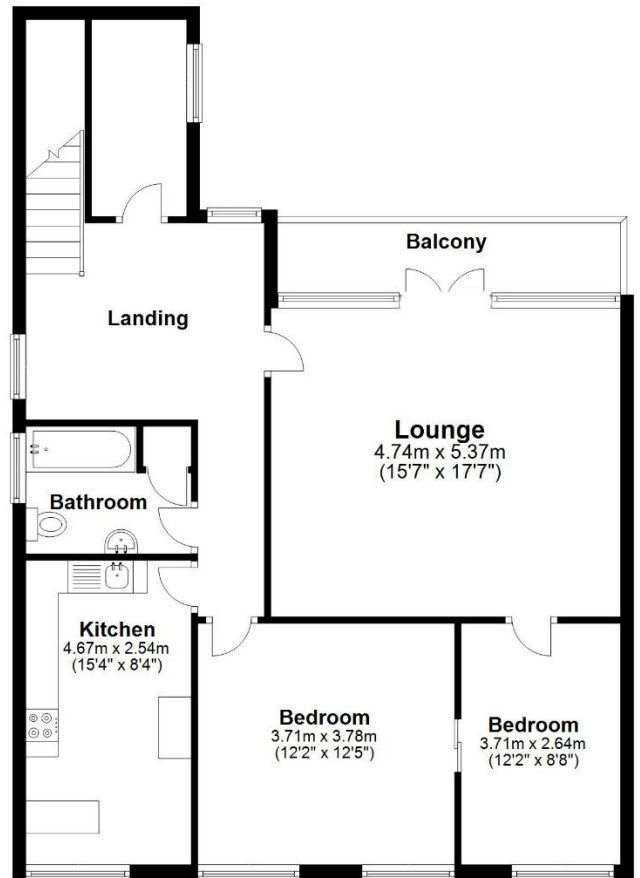
### Ground Floor

Approx. 146.8 sq. metres (1579.7 sq. feet)



### First Floor

Approx. 90.7 sq. metres (975.9 sq. feet)



Total area: approx. 237.4 sq. metres (2555.6 sq. feet)

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

**01952 460000**

Email: [info@fieldsofshifnal.co.uk](mailto:info@fieldsofshifnal.co.uk)

4 Broadway, Shifnal, TF11 8AZ

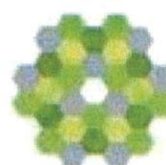


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



# HM Land Registry Current title plan

Title number **SL148505**  
Ordnance Survey map reference **SJ7407NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Shropshire**



© Crown Copyright. Produced by HM Land Registry  
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.

