

11 Weston Close Shifnal TF11 8DB

11 Weston Close, a First Floor generous Two Bedroom Apartment offering space, style and comfort. A delightful property with a Wow factor standing in the established neighbourhood of Admirals Farm, a popular development set within well maintained grounds with resident parking on the northern fringe of Shifnal yet the location is only minutes away from a variety of amenities including shops, restaurants, bars, cafes and excellent local schools. This popular town also enjoys a strong community spirit hosting an annual summer fair, carnival and a Christmas market. Impressively presented throughout in a chic modern decor the apartment is most welcoming and the entrance hall runs along to a striking Lounge/Dining Room with triple aspect glazing maximising natural light. A contemporary Kitchen, Bathroom along with a separate W.C. also impress, and the bedrooms further complement this wonderful home. Road and rail networks are particularly convenient with rail services running from Shifnal station to Shrewsbury, Birmingham and beyond to London Euston along with the M54 motorway networks being easily accessible.

ACCESS Via a secure key pad entry system into a communal foyer and a staircase to the upper floors. The apartment sits on the first floor with an independent door to the apartment.

Overview

- A Beautifully Appointed Two Double Bedroom First Floor Apartment of Generous Proportions in Well Maintained Grounds with Resident Parking
- Semi rural Location on the northern fringe of historic Shifnal within easy reach of road and rail networks, amenities and local schools
- L shaped Entrance Hall with extensive storage cupboards
- Fabulous light and bright triple aspect Lounge/Dining Room
- Contemporary Kitchen, Bathroom and a separate W.C.

ACCOMMODATION **ENTRANCE HALL** Having a wall mounted entry phone, doors to five built in storage cupboards, two sets of ceiling spotlights, carpet, radiator and doors to all rooms. **BATHROOM** Adorned with stylish wall and floor tiling, a heated chrome towel rail, ceiling light and a suite comprising of a panelled bath with a mixer tap and a fixed rainhead shower over, pedestal hand wash basin. **W.C.** Having a high level privacy window, ceiling light and a ceramic tiled floor. **BEDROOM ONE** Having, natural boarded effect flooring, radiator, ceiling spotlights and a pleasing outlook over the grounds. **BEDROOM TWO** Also overlooking the grounds and having the fabulous natural boarded effect flooring, ceiling lighting and a radiator. **LOUNGE/DINING ROOM** A fabulous light and bright room with triple aspect glazing, beautifully presented and the generous space offers living and dining areas defined with cosy carpet where there's ample space for comfy sofas and high quality vinyl flooring to accommodate a generous table and chairs for enjoying family mealtimes. Two sets of ceiling spotlighting gives evening illumination, two radiators create warmth and a most useful serving hatch opens to the **KITCHEN** An appealing kitchen having a pleasing elevated view over the grounds. A stainless steel sink and drainer with a mixer tap sits beneath the window and a generous mix of eye catching neutral themed cupboards with contrasting work tops give ample space to create culinary delights. Tasteful wall and floor tiling further complement the kitchen. Two sets of spotlights give evening illumination and there's plenty of space with plumbing for a washing machine, a dryer, an electric cooker along with a fridge and freezer. **OUTSIDE** A secluded residents rear garden laid out with seating areas sits to the rear of the building and the apartment has its own brick built outbuilding giving a useful storage facility. with the benefit of a clothes drying area We are informed by the vendor that the property is **LEASEHOLD** and 99 years is remaining on the lease. An annual charge is also in place to cover maintenance of the communal areas including the grounds, landings and entrance foyer of the building. **SHROPSHIRE COUNCIL TAX BAND: A** **EPC: TBC**
DIRECTIONS: SAT NAV POST CODE: TF11 8DB







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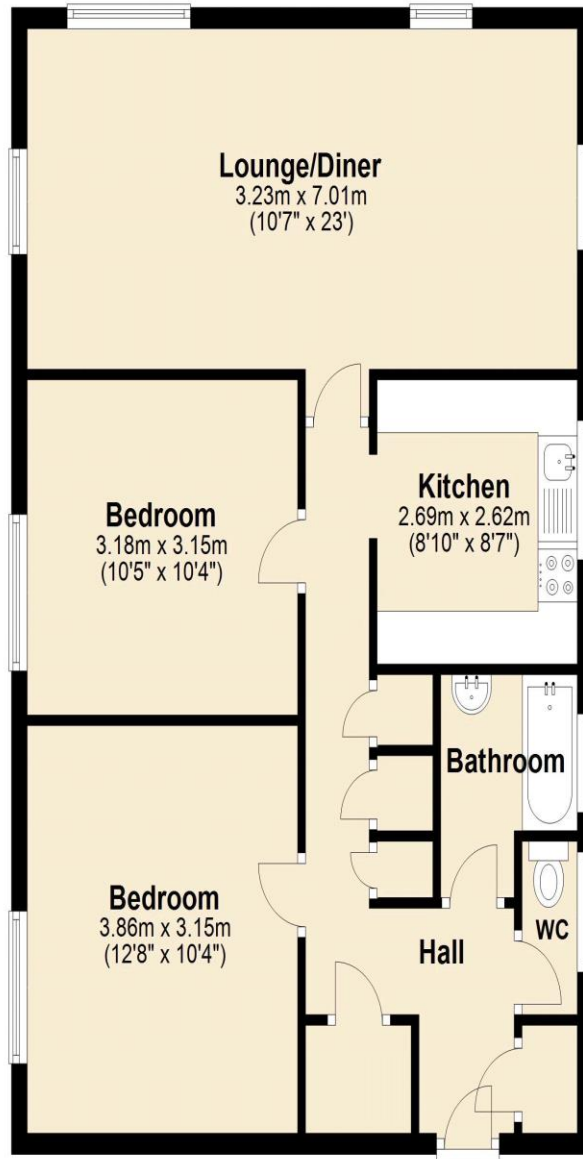
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

Floor Plan

Approx. 71.3 sq. metres (767.3 sq. feet)



Total area: approx. 71.3 sq. metres (767.3 sq. feet)

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