

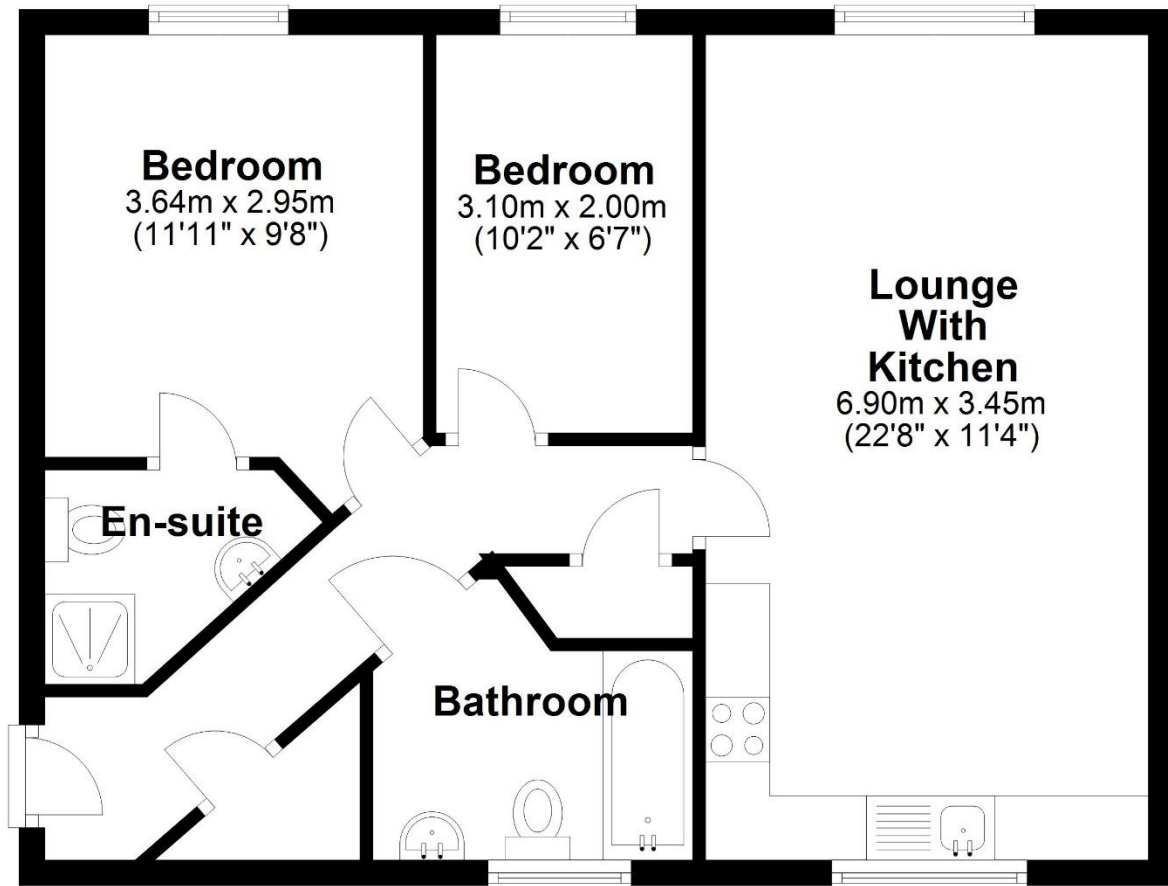


21 Tanyard Place, Shifnal, TF11 8BD

Impressively Spacious and Modern Two Bedroom Ground Floor Apartment within Tanyard Place a select development set within well maintained grounds in the heart of Shifnal, a great location only moments away from restaurants, traditional bars, cafes, shops, local schools and a new medical practice. This popular vibrant Shropshire town also enjoys a sociable calendar and community activities hosting a traditional summer fair and a carnival along with pre Christmas celebrations within local churches and the town itself. The property exudes warmth and style throughout in keeping with today's modern lifestyle and a secure entry system gives access into the building. Walking through the apartment entrance door you are welcomed into the hallway running along into the sizeable Open Plan Lounge/Dining/Kitchen offering a perfect mix of space and functionality along with its dual aspect glazing flooding the room with natural light and newly laid flooring adding to the appeal. In addition the hallway connects to an En Suite Principle Bedroom and a further bedroom served by an attractively appointed Bathroom. £1,100 Per Annum management charge and £150.00 ground rent in addition Per Annum

Ground Floor

Approx. 56.9 sq. metres (612.4 sq. feet)



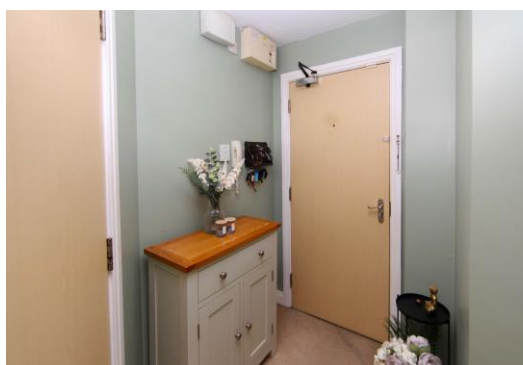
Total area: approx. 56.9 sq. metres (612.4 sq. feet)

ACCESS The property sits to the rear of the courtyard on the left hand side with an allocated parking space and visitor parking to the front of the building. An imposing main entrance door opens to the communal hallway accommodating a staircase to the upper floor and access into the apartment.

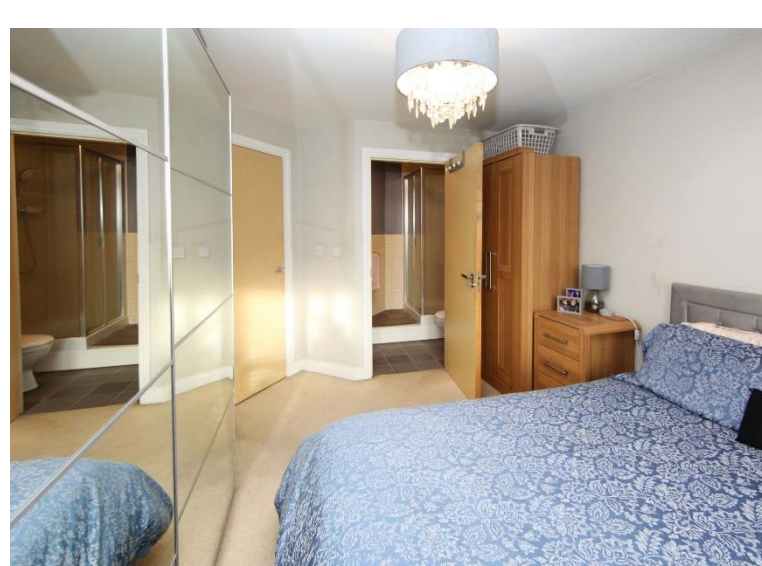
Overview

- An Impeccable Modern Two Bedroom Ground Floor Apartment within the Heart of Shifnal
- Set Within Well Maintained Grounds having the benefit of allocated Resident and Visitor Parking
- Impressively spacious dual aspect Open Plan Lounge/Dining/Kitchen
- Main En Suite Bedroom, further good sized bedroom along with an attractively appointed Bathroom
- Gas Central Heating and Full Double Glazing
- We are advised by the vendor that the property is Leasehold with 990 years remaining and a payment of £150 p.a. is in place for Ground Rent
- An Annual Management Charge of £1,176 is also in place to cover the maintenance of all communal areas
- Shifnal is well connected having a rail station in the town and the M54 is also easily accessible via Junctions 3 and 4.
- £1,100 Per Annum management charge and £150.00 ground rent in addition Per Annum

ACCOMMODATION ENTRANCE HALL Having carpet, ceiling lighting, two built in storage cupboards and access into all rooms. **LOUNGE/DINING/KITCHEN** Overlooking a dual aspect, laid with high quality new vinyl flooring and having two ceiling light points, two radiators and space for housing a dining table and chairs. The kitchen is also appealing and well equipped with ample cupboards and work space to create culinary delights for friends and family. **KITCHEN AREA** Featuring an array of modern cupboards, drawers and butchers block style work surfaces, inset with a composite sink and drainer, a mixer tap. part tiled walls, four ring gas hob with extractor hood over and an electric oven beneath. There's also an integrated washing machine and space for a freestanding fridge/freezer. **PRINCIPLE BEDROOM** Having glazing inset with a slatted blind, radiator, ceiling light, carpet, a mirrored wardrobe and door to **EN SUITE** Having a tiled effect vinyl floor, radiator, ceiling light, extractor fan and a suite comprising of a pedestal hand wash basin, W.C., and a fully tiled shower enclosure with a newly refitted thermostatic shower. **BEDROOM TWO** Having glazing inset with a slatted blind, radiator, ceiling light and carpet. **BATHROOM** Having a privacy window inset with slatted blind, lino tiled effect flooring, part tiled walls and a suite comprising of a panelled bath with mixer tap, pedestal hand wash basin and W.C. **SHROPSHIRE COUNCIL TAX BAND: A EPC RATING: C**
DIRECTIONS: From Fields of Shifnal in Broadway, cross over the road and continue along towards High Street where Tanyard Place sits well back from the road on the left just before the traditional Wheatsheaf public house where the tarmac driveway fronts the building.







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!

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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