

5 The Old Rectory, Rectory Drive, Weston Under Lizard. Shifnal TF11 8QG

An Elegant Two Bedroom First Floor Apartment within The Old Rectory, a distinguished period property in Weston Under Lizard standing in manicured formal communal gardens combined with a lawned area for enjoying leisure overlooking grazing land along with the benefit of garaging and visitor parking. The property offers a rural lifestyle choice with countryside walks on the doorstep, yet schooling and a variety of welcoming shops, restaurants, cafes along with a medical practice are easily accessible within the nearby historic town of Shifnal. After stepping through the main entrance lobby into the communal hallway an imposing staircase winds up to the first floor where you will find number 5 apartment. A spacious layout of rooms begins with an entrance hallway accommodating the exceptional bay fronted Lounge having a tall ceiling height and an elegant fireplace. Opposite this room a large bedroom also featuring a fireplace overlooks the countryside. Steps lead down to the lower level inner hallway rooms which include the contemporary Kitchen, Bathroom and a second bedroom. In addition the apartment benefits from having **NO UPWARD CHAIN** so its awaiting a new owner to make it their own.

ACCESS A main entrance lobby having a telephone entry system for the individual apartments gives access into a carpeted communal entrance hallway with an imposing staircase winding up to number 5 apartment on the first floor.

Overview

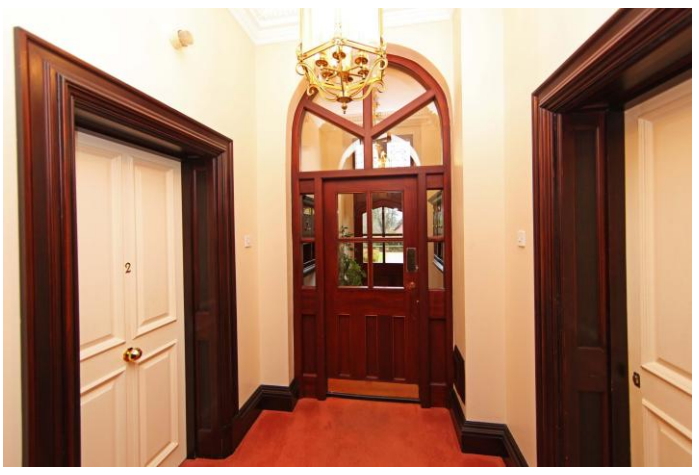
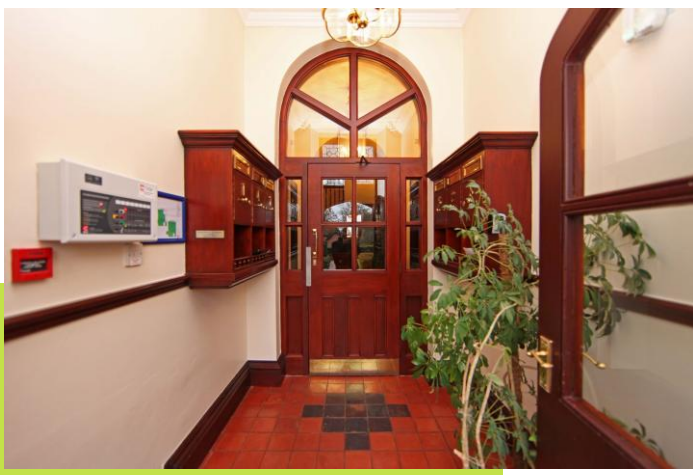
- An Elegant Two Bedroom First Floor Leasehold Apartment within a Distinguished Period Property
- Delightful Formal Communal Gardens, allocated garaging and there's also visitor parking
- Desirable Rural Location in Weston Under Lizard on the South Staffordshire/Shropshire border
- Excellent Road and Rail Links via the A5 and A41 giving access to the M54 at Junction 3
- A spacious layout of rooms on two levels with timber framed sash windows, tall ceiling heights and countryside views
- Contemporary Light and bright well equipped Kitchen and a Bathroom serving the two double bedrooms
- The Lounge is exceptional displaying an elegant fireplace, South facing bay windows and a tall ceiling height
- We are informed by the seller that 999 years remain on the lease and the Management Company is run by the residents with charges in place of £264 per month and a Ground Rent of £100 per annum

ACCOMMODATION The entrance door apartment opens into a carpeted welcoming **ENTRANCE HALLWAY** which extends along to a bedroom on the left and the **LOUNGE/DINING ROOM** Sitting on the right side of the hallway. Impressively spacious and the south facing wall to wall bay windows overlooking the formal gardens allow so much natural light into the room creating an inviting ambiance. In addition decorative ceiling cornicing and a dado rail add to the appeal along with ample space for comfy sofas and a grand sized dining table to gather with family and friends. Furthermore, a fireplace housing a feature log effect fire creates a lovely focal point, evening illumination is plentiful with both ceiling and wall lighting, and two neat electric panel radiators provide warmth. **BEDROOM ONE** This most spacious bedroom sitting opposite the lounge is also impressive with its stone effect fireplace and a rear aspect over the countryside. Flooring is laid to cosy carpet, ceiling and wall lighting provide ample illumination and an electric panel radiator gives warmth. Continuing along the well lit hallway having a wall mounted electric panel radiator giving warmth, steps lead down to another carpeted level with an airing cupboard housing the hot water cylinder, a well appointed kitchen, bathroom and a further double bedroom. **KITCHEN** With a pleasing outlook over the formal gardens and tastefully appointed with contemporary cupboards, contrasting work surfaces and metro tiled walls along with a one and a half bowl composite sink and drainer having a mixer tap, a ceramic hob with stainless steel extractor over, fluorescent ceiling lighting, a wall mounted panel heater set within a tiled feature fireplace and tiled effect flooring. Further appliances include a washing machine, integrated fridge/freezer, dishwasher and a double oven with grill. **BATHROOM** Laid with tiled effect vinyl flooring and attractively tiled walls alongside the panelled bath with screen and an electric shower over along with a pedestal hand wash basin and a W.C.

BRICK BUILT GARAGING For number 5 Apartment sits within a block to the rear of the building.

SHROPSHIRE COUNCIL TAX BAND: E EPC RATING: D

DIRECTIONS: From Shifnal take the A5 towards Cannock turning left into Beighterton Lane and immediately left into Rectory Drive. Follow the road along where The Old Rectory sits on the right hand side.







First Floor

Approx. 84.0 sq. metres (904.4 sq. feet)
Excluding 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:

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Email: info@fieldsofshifnal.co.uk

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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