

## 17 Mercian Court, Broadway Shifnal TF11 8AH

OVER 60'S, TASTEFULLY APPOINTED, ONE BEDROOM GROUND FLOOR APARTMENT, forming part of Mercian Court, a select development of similar properties with parking, well maintained gardens and grounds. Mercian Court is situated within the heart of this historic market town centre which enjoys a full range of amenities and a rail station within the town provides excellent links to Telford, Shrewsbury, the West Midlands and London. The property offers low maintenance living accommodation comprising of an Entrance Hall, Spacious Living Room, a fitted Kitchen, Good Sized Bedroom with built in wardrobe and a stunning newly fitted Bathroom, Gas Central Heating and Double Glazing.

The property sits to the rear of the courtyard with parking to the front of the property.

# Overview

- OVER 60'S ONE BEDROOM GROUND FLOOR APARTMENT
- Communal Grounds, Gardens and Parking
- Entrance Hall
- Spacious Living Room
- Fitted Kitchen
- Good Sized Bedroom with Built in Wardrobe
- Stunning, Newly Fitted Shower Room
- Gas Central Heating and Double Glazing

**ENTRANCE PORCH:** With ceiling light point, tiled floor storage cupboard and double glazed door opening into: **ENTRANCE HALL:** With radiator, carpet, ceiling light point, door to airing cupboard with shelving and radiator, door to storage cupboard and door to: **LOUNGE:** A spacious room with feature fireplace inset with coal effect gas fire, radiator, two ceiling light points, carpet, double glazed door to rear garden and door to: **KITCHEN:** Fitted with a range of wall mounted and base units incorporating a stainless steel sink and drainer, laminate work tops with space and plumbing beneath for washing machine, space for gas cooker, space for fridge and freezer, recently installed, wall mounted, Worcester Bosch Combi Gas Central Heating Boiler, tiled effect lino floor, part tiled walls, ceiling light point and rear aspect double glazed window.

**BEDROOM:** With a front aspect double glazed window, radiator, ceiling light point, carpet and built in wardrobe. **BATHROOM:** A stunning, contemporary, newly fitted suite comprising of a double shower cubicle being fully tiled to surround, thermostatic shower, vanity unit incorporating hand wash basin and cupboard beneath, high gloss cupboard unit incorporating a wall hung w.c. with mirrored wall cabinet above. ceiling light point, extractor and a Karndean floor.

The current owner informs us that: A Management Charge of approximately 71 pounds p.c.m. is in place, together with a Ground Rent of approximately 49 pounds per annum.









# Energy Performance Certificate



17, Mercian Court, The Broadway, SHIFNAL, TF11 8AH

**Dwelling type:** Ground-floor maisonette

**Date of assessment:** 08 November 2018

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**Reference number:** 8118-6329-4689-7788-7906

**Type of assessment:** RdSAP, existing dwelling

**Total floor area:** 41 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,407</b>
<b>Over 3 years you could save</b>	<b>£ 213</b>

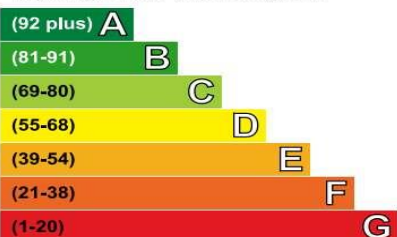
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 120 over 3 years	£ 120 over 3 years	
<b>Heating</b>	£ 1,044 over 3 years	£ 831 over 3 years	
<b>Hot Water</b>	£ 243 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 1,407</b>	<b>£ 1,194</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	74

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 150
2 Replacement glazing units	£1,000 - £1,400	£ 63

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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## 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. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 42.4 sq. metres (456.4 sq. feet)

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