FIELDS of Shifnal
ESTATE AGENTS









Aston Court Mews Shifnal TF11 8TP

A fantastic opportunity to purchase this magnificent Grade II Listed Three bedroom Barn Conversion which sits on the fringe of the town and offers a truly wonderful semi rural feel with the benefit of being conveniently situated for access to local amenities within Shifnal town centre, the train station and M54 Junctions 3 & 4. The property retains a wealth of original features throughout and includes: Entrance Hall, Cloakroom, Lounge with beamed ceiling, Three bedrooms, Galleried landing, Family Bathroom, Stylish Kitchen, Dining Area, Double glazed hard wood windows and doors and Electric thermostatic storage heaters updated by the owners. A delightful walled, landscaped garden is situated at the rear of the property with a communal area to the front including gardens., Garage and Visitor Parking.

Offers in the Region Of £269,950

Overview

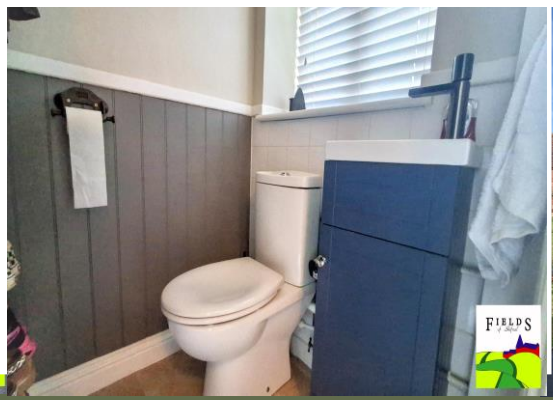
- 3 Bedroom Barn Conversion
- Fabulous Original Features
- Wonderful Lounge & Modernised Kitchen and Bathroom
- Tastefully Presented Throughout
- Large Master Bedroom
- Two Further Generous Bedrooms
- Beautiful Rear Garden & Private Courtyard Frontage
- Large Garage and Extensive parking Area for owners and guests
- Extremely convenient within



The property is approached through an archway leading to a central courtyard area. The house is entered via a wooden front door with brass furniture and side panel. An L shaped Entrance Hall benefits from under stairs storage and the Downstairs Cloakroom comprises of: W.C., small sink,, window to front aspect, tiled floor and half tiled walls. The Lounge is neutrally decorated and features a beamed ceiling, two exposed brick pillars with window to side aspect , LPG ornate fire set on tiled hearth and patio windows with French door and brick archway over opening on to garden. Updated in recent years, the modern Kitchen is fitted with a comprehensive range of wall mounted and base units with butchers block work surfaces, integrated Bosch double oven, electric ceramic hob, extractor, integrated freezer, free standing fridge, washer/dryer, butlers sink and half with drainer, mosaic splashback tiling, natural porcelain tiled flooring, two side garden aspect windows. Dining Area.

A galleried Landing with exposed wooden beams, window to front aspect and carpet. Bedroom one has exposed wall beams and window to front aspect. Bedroom Two is a double room with integrated wardrobes, shelving and hanging rail, carpet, side and garden aspect windows. Bedroom Three is a single/small double room with character beams and window to side aspect. The House Bathroom also features exposed beams in both the walls and eves together with ceramic tiling with mosaic boarder, white suite comprising P shaped bath with electric Mira shower over and curved glass shower screen, the chrome heated towel rail, vanity unit, w.c., mosaic tiled flooring. airing cupboard.







The garden is accessed from the house through the French door over a patio area leading to a delightful landscaped walled garden laid to lawn and bordered with an abundance of colourful mature shrubs, trees and herbaceous plants. There is also access to the garden through a side gated entrance leading to a brick walled passageway with raised border planted with roses, shrubs and herbs. There is a large garage, in separate garage block, to the rear of the property and extensive owner and visitor parking.

The owners of the 18 properties run the Management Company, which look after the communal areas, with all the owners being shareholders. Communal areas include, front gardens, driveway, parking areas and green space to the rear of No.11. 420,00 per annum Service Charge



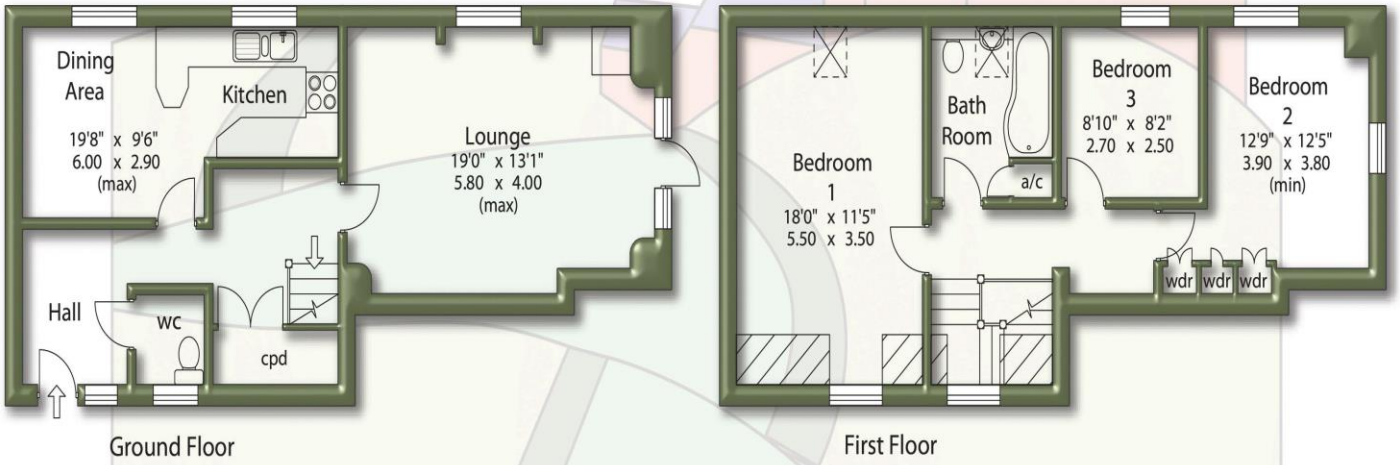






FIELDS of Shifnal

Approx Gross Floor Area = 1194 Sq. Feet
= 110.68 Sq. Metres
(approx sq ft floor area relates to all parts of the property shown on this plan)



For illustrative purposes only. Not to scale.
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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!

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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