

18 Mountford Way Shifnal TF11 9QG

A TASTEFULLY APPOINTED TWO DOUBLE BEDROOM SEMI DETACHED HOUSE looking towards an open frontal aspect, and occupying a select cul de sac position, within a favoured Thomas Beddoes development of superior quality homes, built to the latest specifications. The property is also well placed, with two public footpaths close by, enabling residents to easily access the town centre, which enjoys a variety of shopping and dining facilities. Local highly regarded Primary and Secondary schools are also within easy reach, and commuters will appreciate a rail station within the town giving links to Telford, Shrewsbury and the West Midlands with mainline connections in Wolverhampton to London Euston. 18 Mountford Way enjoys contemporary themed rooms presenting an Entrance Hall, downstairs Guest Cloakroom, a Lounge/Dining Room giving access to the rear garden, and an attractively designed, fully fitted Kitchen completing the ground floor accommodation. A staircase rises to the First Floor Landing offering a Principle Bedroom with Ensuite Shower Room and a further Double Bedroom being served by a House Bathroom. A professionally landscaped rear garden further complements this delightful home, with off road parking for two cars to the frontal aspect. Motorway communications are also excellent, with the M54 being easily accessible at Junctions 3 and 4.

ACCESS The property sits behind a paved frontage providing parking for two cars, a pathway with gravelled borders and gated side access.

Overview

• A TASTEFULLY APPOINTED TWO BEDROOM SEMI DETACHED HOUSE

• Well Positioned Within a Select Cul de Sac

Close to Amenities and Schools

• Downstairs Cloakroom

• Lounge/Dining Room

• Fully Fitted Kitchen

• Principle Bedroom with Ensuite Shower Room

• House Bathroom

• Double Glazing and Gas Central Heating

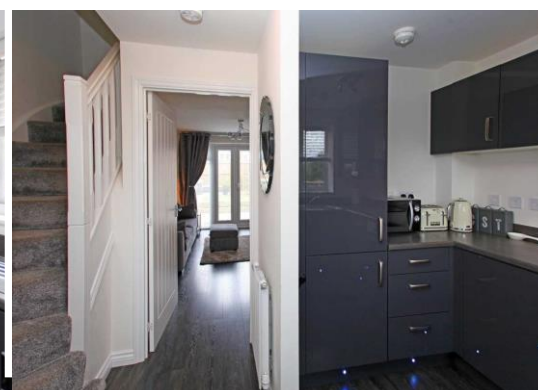
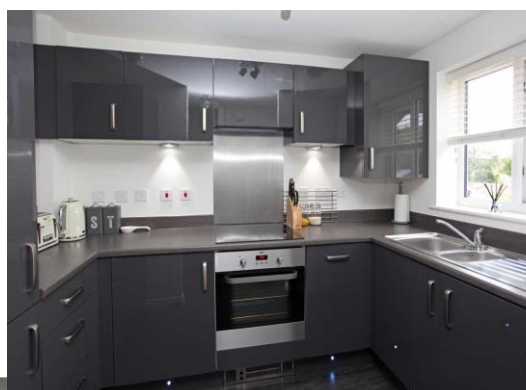
• Professionally Landscaped Rear Garden

• Driveway Parking to the Front of the Property

ACCOMMODATION A tiled overhang porch with outside light and a double glazed entrance door give access to: **ENTRANCE HALL** With ceiling light point, radiator, stairs to first floor and boarded effect laminate flooring continuing through to kitchen and: **DOWNSTAIRS CLOAKROOM** With a side aspect obscured double glazed window, radiator, ceiling light point, extractor and a suite comprising of a corner pedestal hand wash basin and W.C. **LOUNGE/DINING ROOM** Attractively presented with a door to understairs storage cupboard incorporating power, light, shelving and wall mounted gas and electricity meters, two ceiling light points, radiator and double French doors opening onto the rear garden. **KITCHEN** With access from the entrance hall and overlooking the frontal aspect with a double glazed window, and providing a full range of contemporary wall mounted and base units with under cupboard lighting and incorporating a one and a half bowl stainless steel sink and drainer, induction hob, electric oven, laminate worktops with upstands, wall mounted cupboard housing gas central heating boiler and integrated fridge, freezer, washing machine/dryer, and dishwasher.

A carpeted, turning staircase rises to the **FIRST FLOOR LANDING** - With access hatch to a boarded loft with ladder, carpet, radiator and doors to all rooms. **PRINCIPLE BEDROOM** Overlooking the rear aspect with a double glazed window, radiator, ceiling light point, a wall mounted separate heating controller, carpet, built in mirrored wardrobe and a door to: **ENSUITE SHOWER ROOM** With vinyl floor, radiator, ceiling light point, extractor and a suite comprising of a fully tiled shower cubicle with thermostatic shower over, pedestal hand wash basin, W.C. and part tiled walls to surround. **BEDROOM TWO** With dual aspect double glazed windows, ceiling light point, carpet, radiator, built in storage cupboard with shelving and a built in mirrored wardrobe. **HOUSE BATHROOM** With a vinyl floor, inset ceiling spotlights, radiator, extractor and a suite comprising of a panelled bath with tiling to surround, electric power shower over and shower screen, pedestal hand wash basin and W.C.

REAR GARDEN The professionally landscaped, enclosed rear garden further complements this lovely home, enjoying a paved patio with cold water tap, external power socket, security lighting and a raised planted flower bed leading onto an artificial grassed lawn bordered with an attractive trellis, and a paved pathway continuing along to the rear elevation providing a seating area. **COUNCIL TAX BAND B SHROPSHIRE COUNCIL DIRECTIONS** From Shifnal Town Centre, take the Shifnal to Wolverhampton Road (A464) following the road along and turning left into Lloyd Grove within the Thomas Beddoes development, Continue along bearing slightly left into Stone Drive and left into Mountford Way, Carry on down the road where the property can be found on the right hand side as indicated by our For Sale Board.

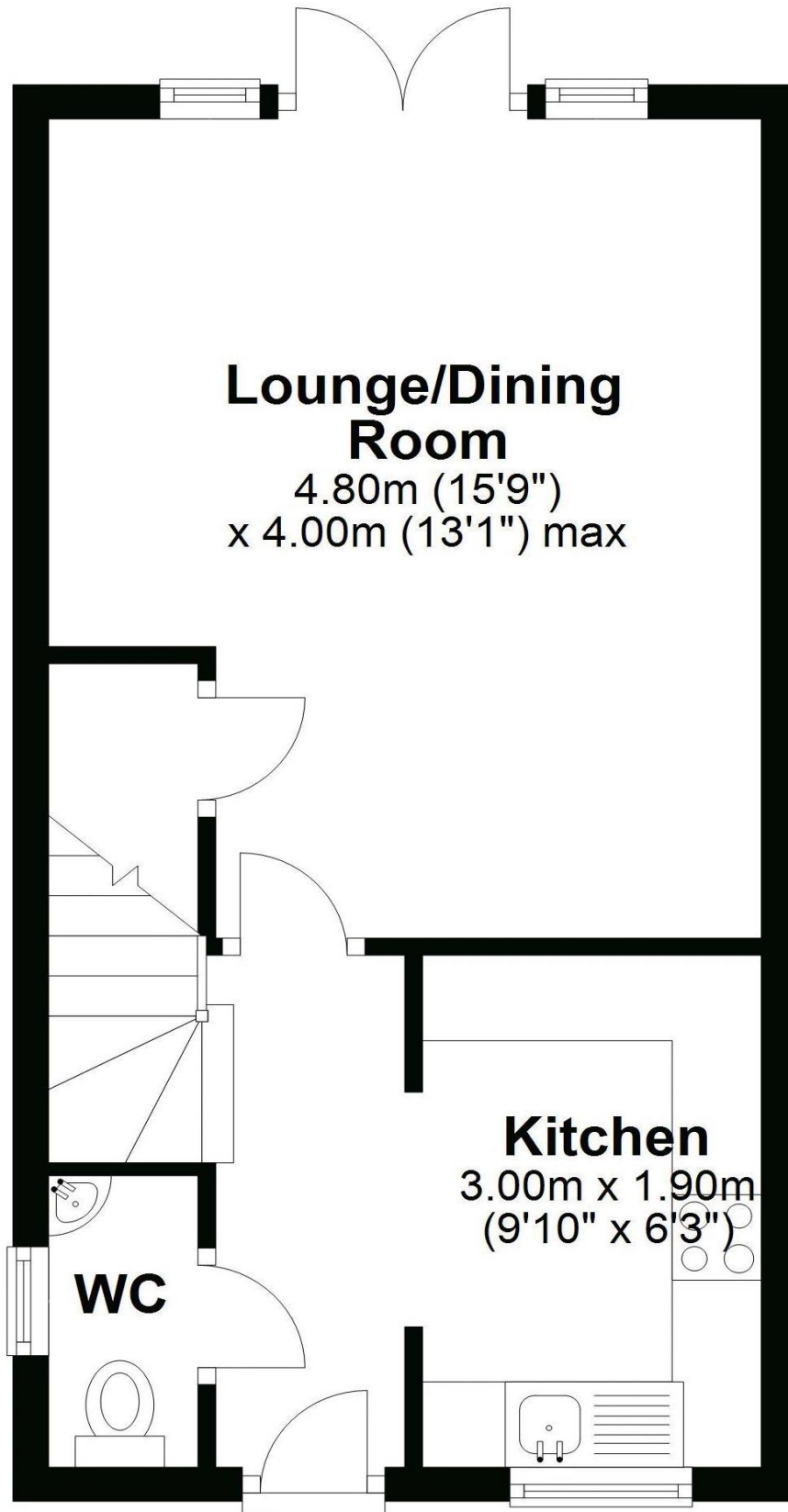






Ground Floor

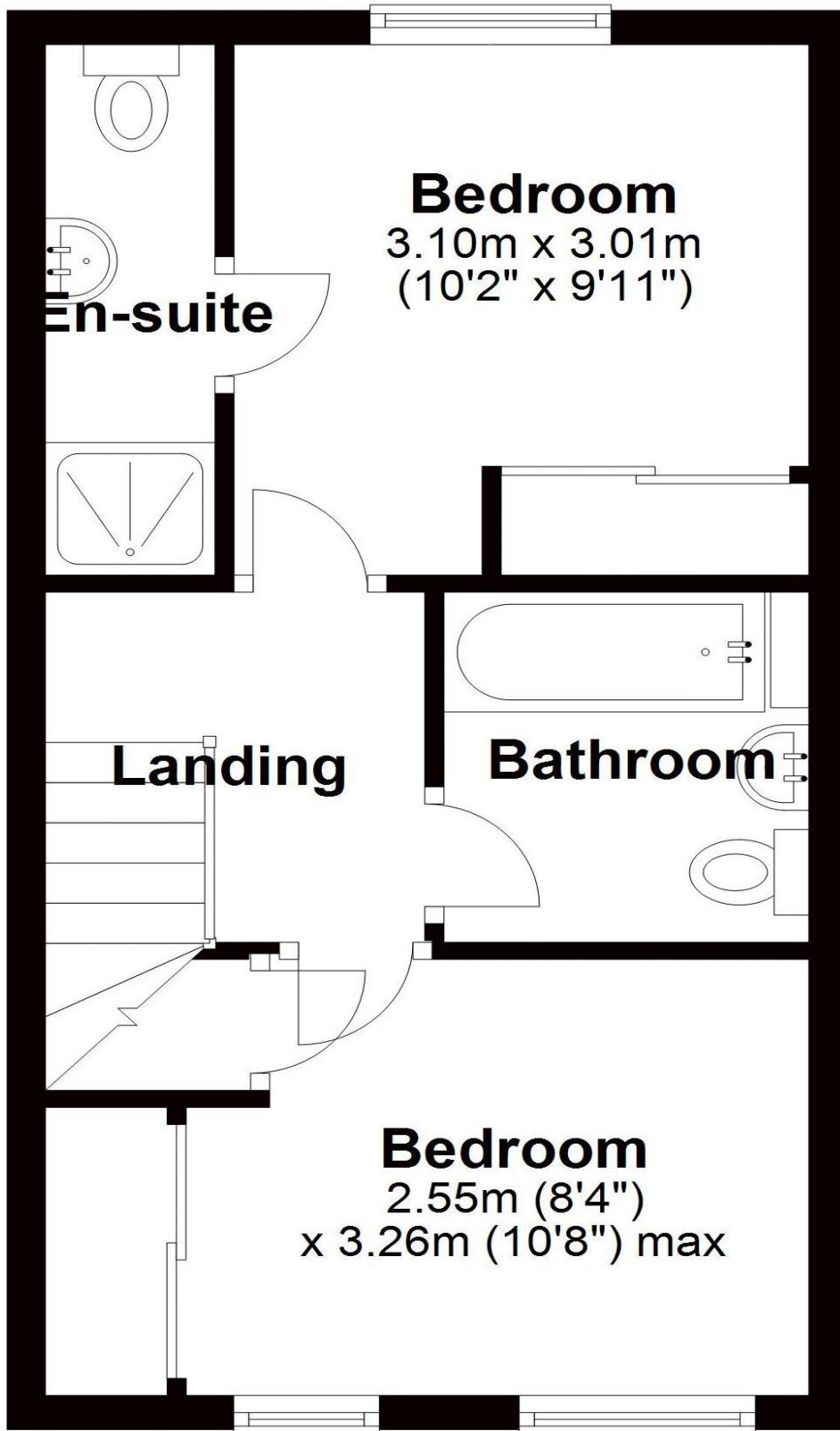
Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 63.2 sq. metres (679.9 sq. feet)

First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Energy Performance Certificate



18, Mountford Way, SHIFNAL, TF11 9QG

Dwelling type: End-terrace house
Date of assessment: 13 June 2018
Date of certificate: 13 June 2018

Reference number: 9178-9071-7386-5988-6910
Type of assessment: SAP, new dwelling
Total floor area: 62 m²

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

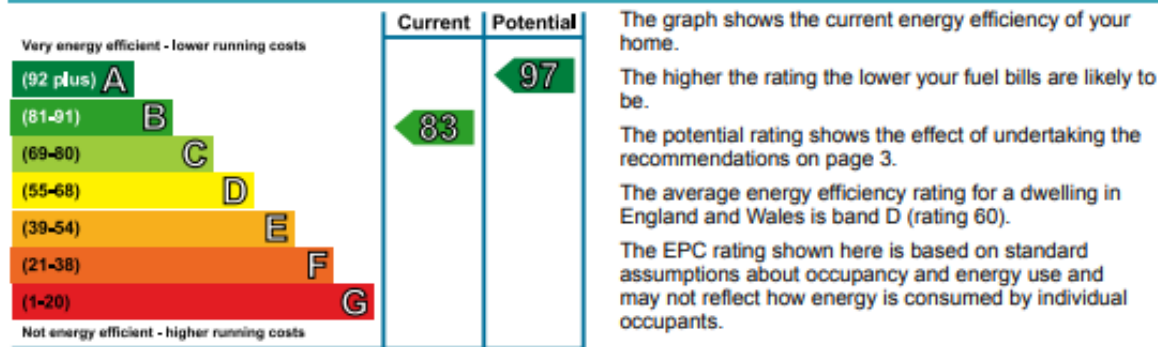
Estimated energy costs of dwelling for 3 years:	£ 945
Over 3 years you could save	£ 84

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	
Heating	£ 600 over 3 years	£ 600 over 3 years	
Hot Water	£ 207 over 3 years	£ 123 over 3 years	
Totals	£ 945	£ 861	

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



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 84
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 861

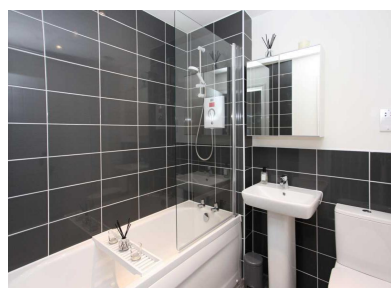
Selling your home?

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