



**21 Park Court,
Shifnal,
TF11 9BD**

OIRO £220,000

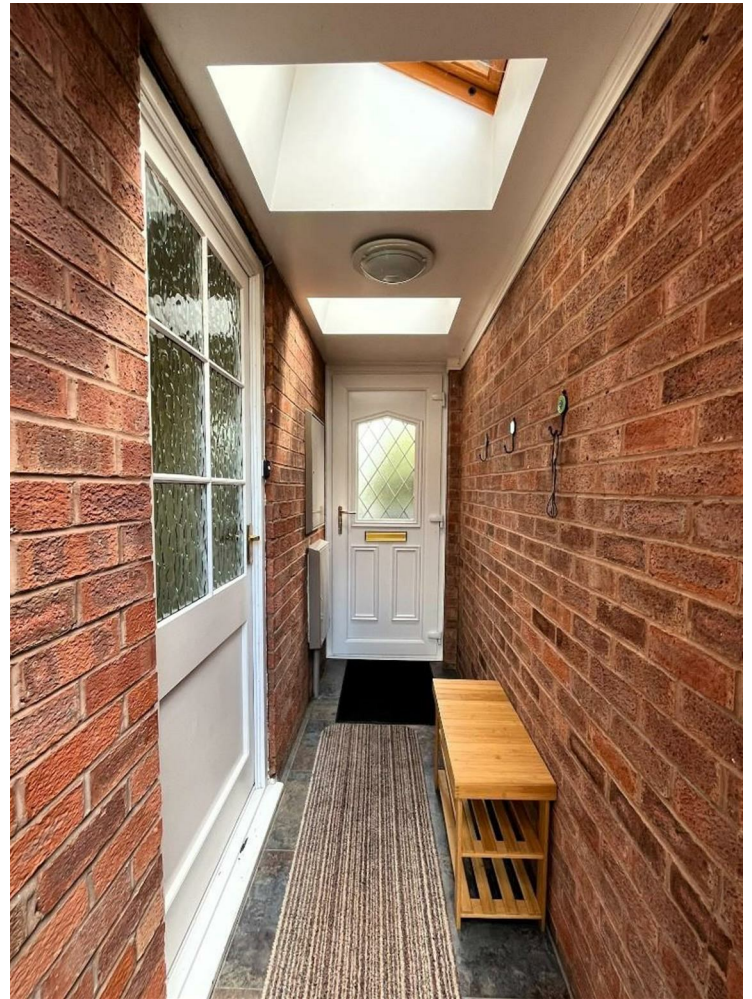
21 Park Court is situated in one of the more desirable locations in Shifnal, accessed off Park Lane and within easy walking distance of Shifnal Centre. The semi detached bungalow is within a small development of 8 bungalows for over 55's and has communal parking. Benefitting from No Upward Chain. Shifnal is an attractive town with a scattering of black and white buildings, a newly built medical centre, a variety of shops and a railway station. Also convenient for the M54 and Telford.

The property has easily maintained, well stocked front and rear gardens. The front garden is gravelled with flower beds and a path leading to the front door of the porch extension, which has two Velux windows and a tiled floor, a very useful area and providing extra security for the property. This leads to a door into the hallway where all rooms are accessed, the first being a well appointed kitchen with a tiled floor, wall and floor cupboards with a built in oven and hob, fridge, freezer and washing machine included in the sale price. There is also a newly fitted Bosh combi boiler situated in a cupboard. The lounge/dining room is spacious with a front aspect window overlooking the delightful garden. It has a marble fire surround with a gas coal effect fire. Off the hallway is a fully tiled bathroom with a walk in shower (installed just over a year ago) and a white low level toilet and wash basin. The master double bedroom overlooks the rear garden. Bedroom two also overlooks the rear garden and can be used as a single bedroom / office or additional sitting room. The property has double glazing throughout along with front/rear porch doors. The rear garden is fully enclosed, private and boasts well stocked borders with perennial flowers/ shrubs and a central alpine bed. There is also a handy shed. Both front and rear gardens have an outside tap fitted.

Shifnal is located about 3 miles (5 km) east of Telford, and conveniently close to the M54 and commuter links to Wolverhampton and Birmingham.

EXTENSION

A brick built sheltered extension with two Velux windows. There are access doors to the front and rear of the bungalow.



ENTRANCE HALLWAY

8'6" x 2'10" x 9'9" (2.60 x 0.88 x 2.993)

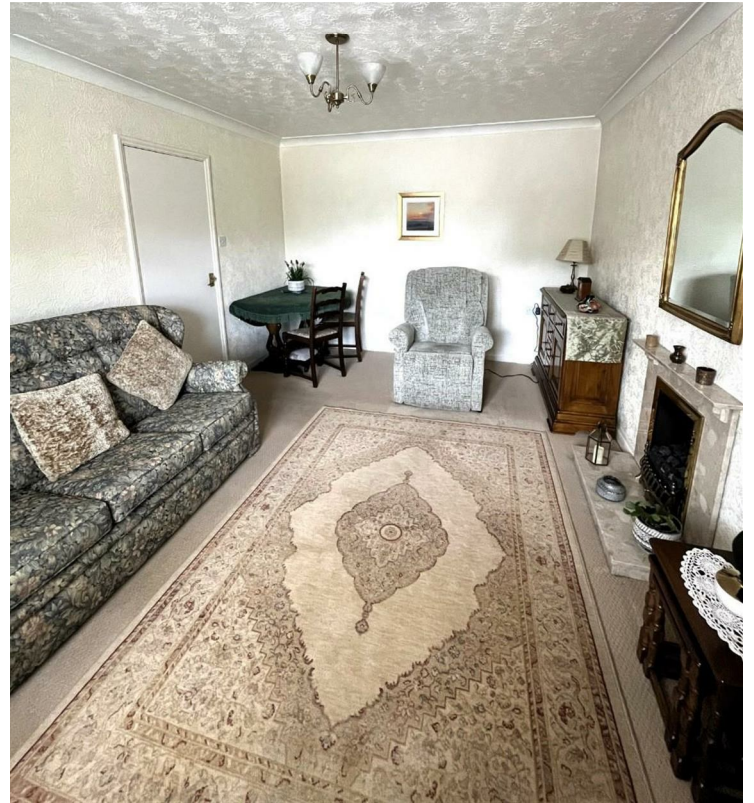
With a double storage cupboard and loft access.



LOUNGE

17'1" x 10'8" max (5.21 x 3.27 max)

A spacious lounge with a bay window overlooking the delightful front garden. It has a marble fire surround with a gas coal effect fire.



KITCHEN

8'5" x 7'6" (2.59 x 2.29)

Overlooking the front garden. There is a range of white base and wall units having worktops above. There is tiling above the worktops. A stainless steel sink, drainer and mixer tap, a cooker, washing machine and fridge freezer.



MASTER BEDROOM

10'7" x 9'8" (3.25 x 2.97)

A double bedroom overlooking the rear garden.



BEDROOM TWO

6'7" x 8'7" (2.02 x 2.62)

Overlooking the rear garden and can be used as a single bedroom/ office or an additional sitting area.



BATHROOM

6'6" x 5'6" (1.99 x 1.68)

A fully tiled bathroom with a walk in shower (installed just over a year ago), a white low level W.C and a pedestal wash basin and vinyl flooring.



OUTSIDE

A pleasant paved rear garden with well stocked borders of perennial shrubs, a shed and an outside tap.

The front garden is gravelled with flower beds and mature shrubs.

The property benefits from communal parking.



available upon request.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre Contract Enquiries.

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at newport@davieswhiteperry.co.uk

From the Shifnal office in Park Street, turn right proceeding along this road passing The Park House Hotel. As the road bends to the left, turn right into Park Lane and immediately right into Park Court. The bungalow is situated top left of the development.

AGENTS' NOTES:

EPC RATING: C

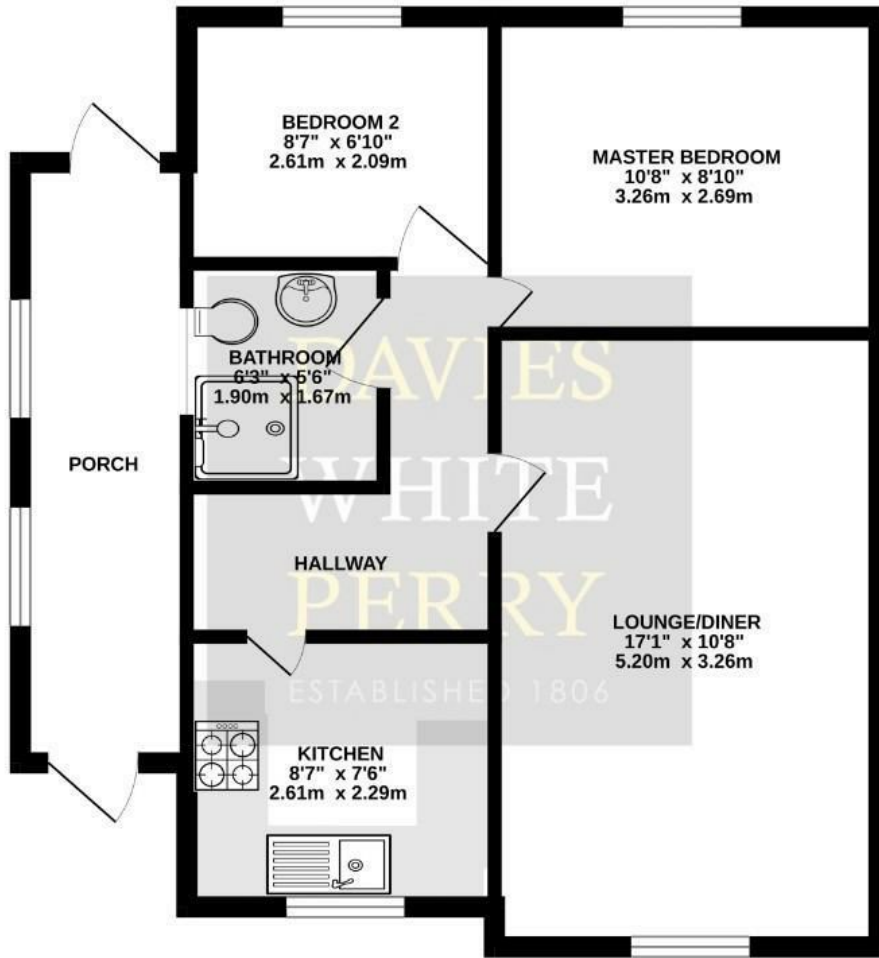
SERVICES: We are advised that mains water, gas, electricity and drainage are available. Satellite / Fibre TV Availability BT & Sky. Davies White & Perry have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

COUNCIL TAX: We are advised by the Local Authority, Shropshire Council, the Property Band is A £1,506.50 for 2024/2025

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

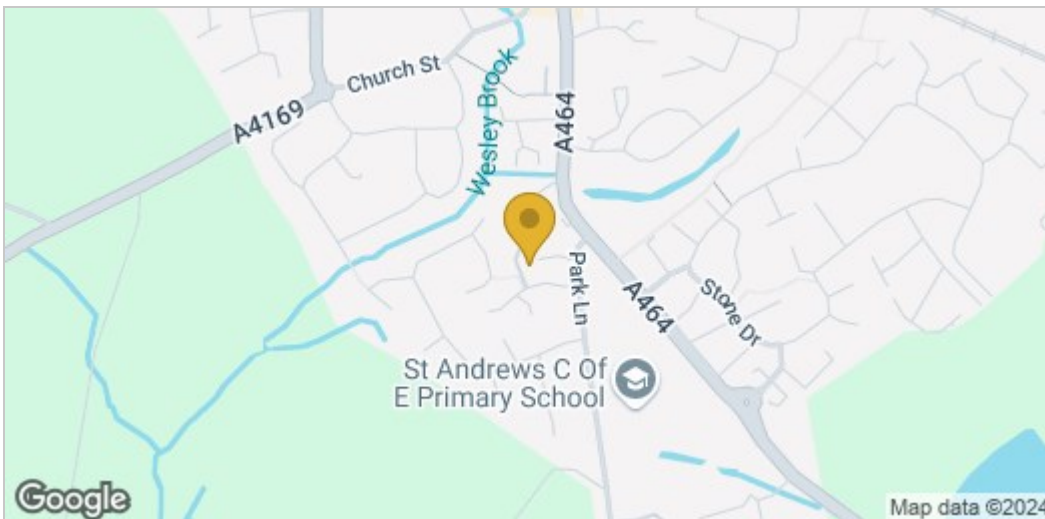
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.