



**12 Mercian Court,
Shifnal,
TF11 8AH**

OIRO £70,995

A two bedroom retirement apartment for the over 60's in the centre of the popular market village of Shifnal.

The apartment briefly comprises of entrance hallway, open plan lounge/diner and kitchen. The master bedroom has built in mirrored wardrobes. There is a second bedroom and a bathroom. With a communal car park and garden..

The property is situated in close proximity to the centre of Shifnal. The former market town of Shifnal originally developed as a staging post on the main London to Holyhead trading route. It is an attractive town with a scattering of quaint black and white buildings still surviving amongst the more modern developments. Shifnal is located about 3 miles (5 km) east of Telford, and conveniently close to the M54 and commuter links to Wolverhampton and Birmingham. There are well respected primary and secondary schools within the town, as well as a selection of private schools close by. Shifnal also has a railway station on the Shrewsbury-Wolverhampton Line.

ENTRANCE HALLWAY

2'9" x 17'8" (0.861 x 5.410)

The entrance door is a white PVC door with glazed panels. Stairs leading to the apartments living area.

LOUNGE/ DINER

12'0" x 10'11" (3.68 x 3.34)

Overlooking the communal garden.



KITCHEN

7'4" x 6'1" (2.259 x 1.87)

A range of white base and wall units with worktops above. A single sink, drainer and mixer tap. With a recess for a fridge, freezer, washing machine and oven with extractor fan above. It has laminate flooring and overlooks the communal garden. The boiler is situated in the kitchen.

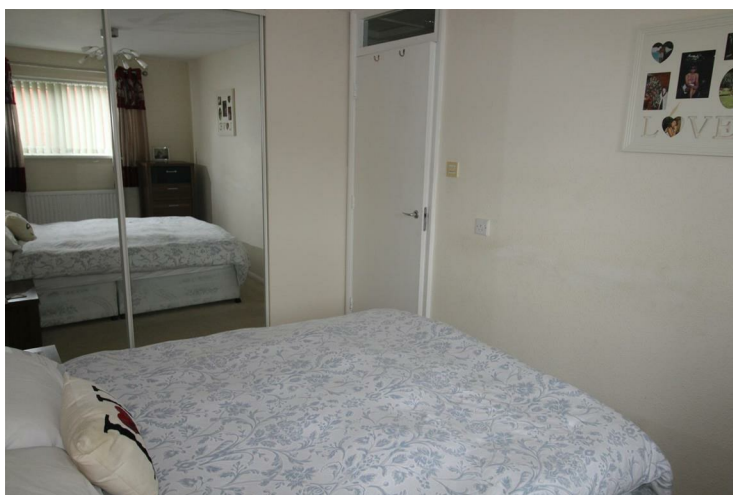
HALLWAY

Has a storage cupboard.

MASTER BEDROOM

11'4" x 7'8" (3.47 x 2.34)

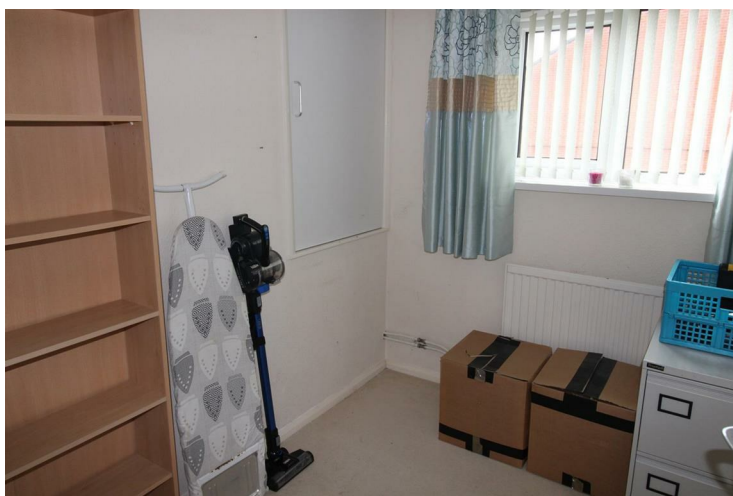
To the front of the apartment with fitted mirror wardrobes.



BEDROOM TWO

7'8" x 6'0" (2.35 x 1.84)

To the front of the property with a storage cupboard.



BATHROOM

6'6" x 6'1" (1.986 x 1.86)

A shower enclosure with glass doors and tiling behind. A wash basin with a vanity unit below, a low level W.C. With lino flooring, and a chrome heated towel rail with extractor fan.



COMMUNAL GARDEN

A communal garden for residents.



TO VIEW THIS PROPERTY: Please contact our Shifnal Office, Market Place, Shifnal, TF11 9AZ on 01952 460523 or email us at shifnal@davieswhiteperry.co.uk

DIRECTIONS: From our offices in Market Place, Head north on Market Pl/A464 towards Church St
Turn right onto Aston St. Continue straight onto Bradford St.
Turn right onto Broadway/B4379
Destination will be on the left.

OUTSIDE

A communal car park and a shed which is located by the entrance doorway.

AGENTS NOTES:

LOCAL AUTHORITY: We are advised by the Local Authority Shropshire Council, the property Band is A (currently £1,439.92 for the year 2024/2025)

EPC RATING: C (80) – a full copy of the EPC is available upon request.

SERVICES: The vendors confirm that the property is connected to mains gas, electricity, water and drainage. Heating and hot water is provided by the gas fired combination boiler. 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.

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.

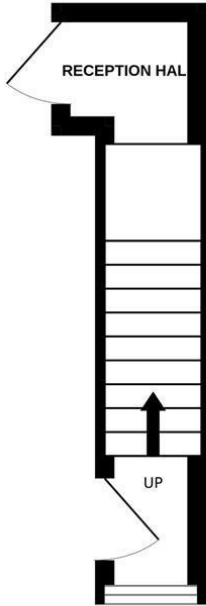
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available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

TENURE: We are advised that the property is Leasehold. Agents are aware of a £74.00 per month Service Charge and the Lease Term: is 99 years from 1 October 1985 and this will be confirmed by the Vendor's Solicitor during the Pre Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

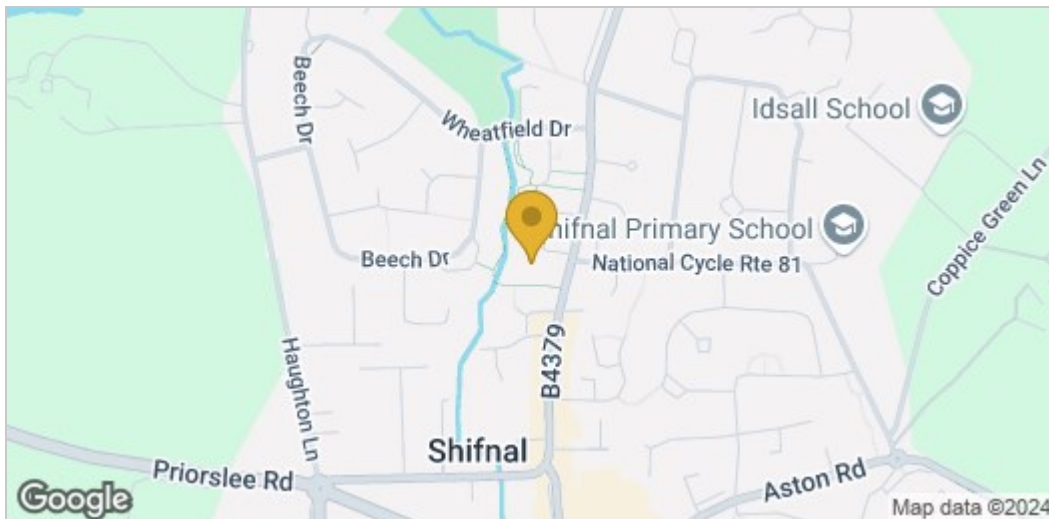
GROUND FLOOR
55 sq.ft. (5.1 sq.m.) approx.

FIRST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.0 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		
(81-91) B		
(69-80) C	71	77
(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.