



**10 Tanyard Place,
Shifnal,
TF11 8BD**

OIRO £135,000

A Modern Two Bedroom First Floor Apartment a great opportunity for a first time buyer or investor. In a popular residential area of Shifnal.

The apartment briefly comprises of entrance hallway, open plan lounge/diner and kitchen. The master bedroom has a En-suite. With a further second double bedroom and bathroom. With one allocated parking space and a visitor car parking space.

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

With radiator and two storage cupboards.

LOUNGE/ KITCHEN/ DINER

22'9" x 11'4" (6.94 x 3.46)

A modern open plan living area. The lounge has a window with radiator beneath. The kitchen area has a shaker style range of base and wall units with tiling above the worktops.. A composite sink with drainer and mixer tap. With an electric oven and gas hob with extractor fan above. A Beko washing machine & dryer and a free standing fridge freezer.



MASTER BEDROOM

11'10" x 9'7" (3.63 x 2.94)

A double bedroom with a radiator below the window.



ENSUITE

7'4" x 2'9" (2.24 x 0.86)

A single shower enclosure with A Triton electric shower. A pedestal wash basin and low level W.C. The walls are partially tiled, with lino flooring and an extractor fan.



BATHROOM

6'1" x 8'0" (1.87 x 2.46)

A panelled bath, pedestal wash basin, and low-level W.C. The walls are partially tiled and feature an extractor fan and lion flooring.



BEDROOM TWO

10'0" x 6'7" (3.05 x 2.02)

A double bedroom with a radiator beneath the window.



OUTSIDE

With one allocated parking space and a further visitor parking space.

AGENTS NOTES:

LOCAL AUTHORITY: Shropshire – Council Tax Band A (currently £1,506.50 for the year 2024/2025)

EPC RATING: B (81) – 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 for a term of 999 years from 01st January 2007 and this will be confirmed by the Vendor's Solicitor during the Pre Contract Enquiries. Vacant possession upon completion.

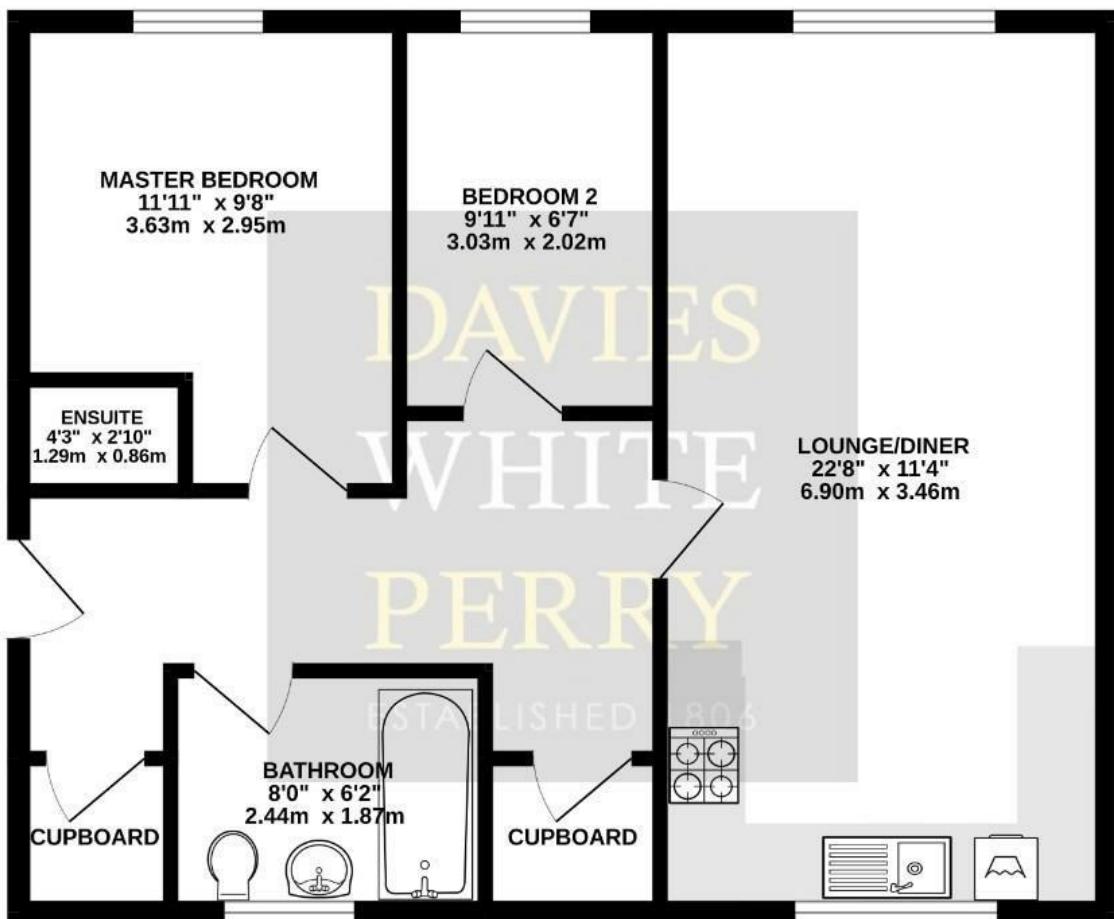
SERVICE CHARGES: We understand that there is an annual service/maintenance charge of £1,149.90 and a ground rent of £150.00 pa. Solicitors to confirm.

METHOD OF SALE: For Sale by Private Treaty.

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 south west on Church Street towards John's Street. At the roundabout take the the 3rd exit onto Innage Road/B4379. Turn left onto Tanyard Place.

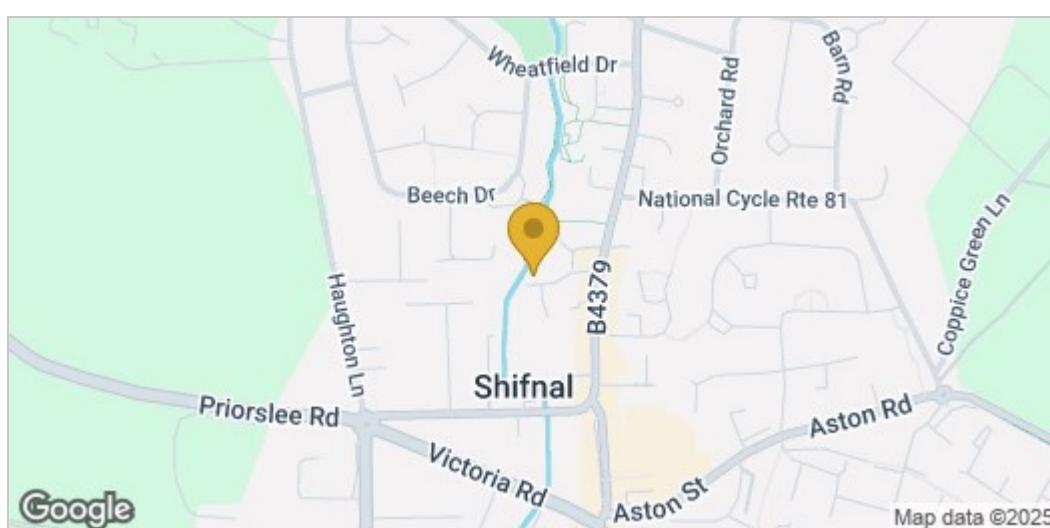
GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 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. The services for lighting, power and water 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.