



**13 Mercian Court, The Broadway,  
Shifnal,  
TF11 8AH**

**OIRO £89,950**



A well presented one bedroom ground floor retirement apartment, exclusively for residents aged 60 and over, in the centre of the popular market village of Shifnal.

Enjoying a private patio area with views over the beautifully maintained communal garden, this apartment offers comfortable and convenient living in a sought after location.

The accommodation briefly comprises an entrance hallway, an open plan lounge/dining area with an adjoining modern kitchen, and a spacious double bedroom featuring built in mirrored wardrobes. The bathroom is fitted with a walk in double shower enclosure.

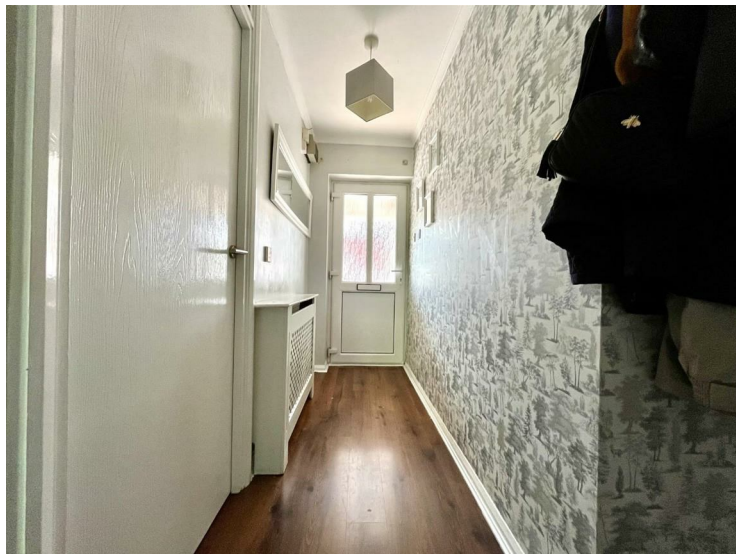
Additional benefits include an allocated car parking space and a communal garden area.

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

12'4" x 3'6" (3.77 x 1.07)

With wooden effect flooring.



### LOUNGE DINER

14'6" x 12'1" (4.42 x 3.69)

Overlooking the communal garden with wooden effect flooring and French doors that open onto the private patio area.



### KITCHEN

7'4" x 5'10" (2.25 x 1.78)

With a range of white base and wall units having work tops over and tiling above. Recess spaces available for a fridge, freezer and washing machine. A stainless steel sink, drainer and mixer tap and laminate flooring.



### MASTER BEDROOM

10'1" x 9'9" (3.08 x 2.99)

With built in double mirrored wardrobes



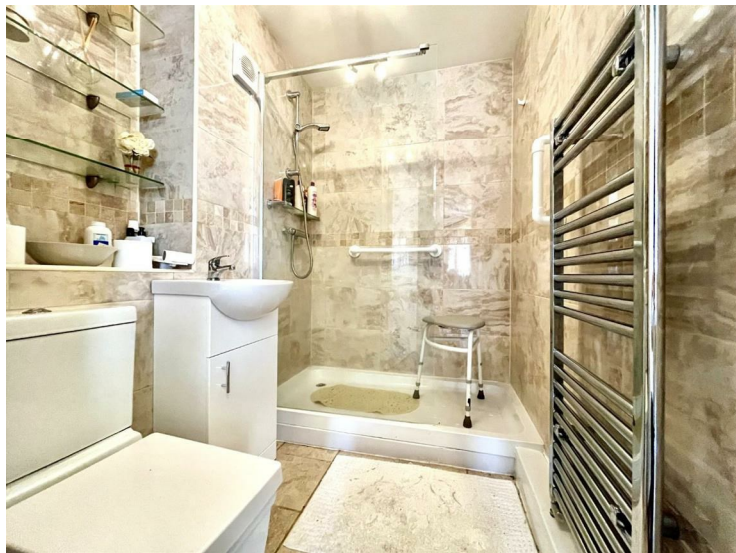
### BATHROOM

7'1" x 5'10" (2.17 x 1.78)

A double walk in shower with chrome shower fittings and a glazed door. A vanity washbasin and built in low level W.C. The



floor and the walls are tiled. With a chrome heated towel rail and extractor fan.



## OUTSIDE

A private patio area leads onto the communal garden. The front of the property has a storage shed outside the front door and an allocated car parking space.



## AGENTS' NOTES:

EPC RATING: C a copy is available upon request.

SERVICES: We are advised that mains water, electricity and drainage are available. The property is heated by gas fired central heating. 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 is Band A (currently £1,585.04 for the year 2025/2026).

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.

BROADBAND: Up to 80mbps

Mobile Signal/Coverage Indoors: EE Limited, Three Limited, O2 Likely, Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Likely, Three Likely, O2 Likely, Vodafone Likely

PARKING: Allocated car parking space.

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: Coal Mining Reporting Area

TENURE: We are advised that the property is Leasehold with 59 years remaining on the lease. This will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries.

SERVICE CHARGE/GROUND RENT: £229.80 per quarter / £919.20 per annum.

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](mailto:shifnal@davieswhiteperry.co.uk).

DIRECTIONS: From our offices in the Head north on Market Pl/A464 towards Church St  
Turn right onto Aston St. Continue straight onto Bradford St.  
Turn left onto Mercian Court.

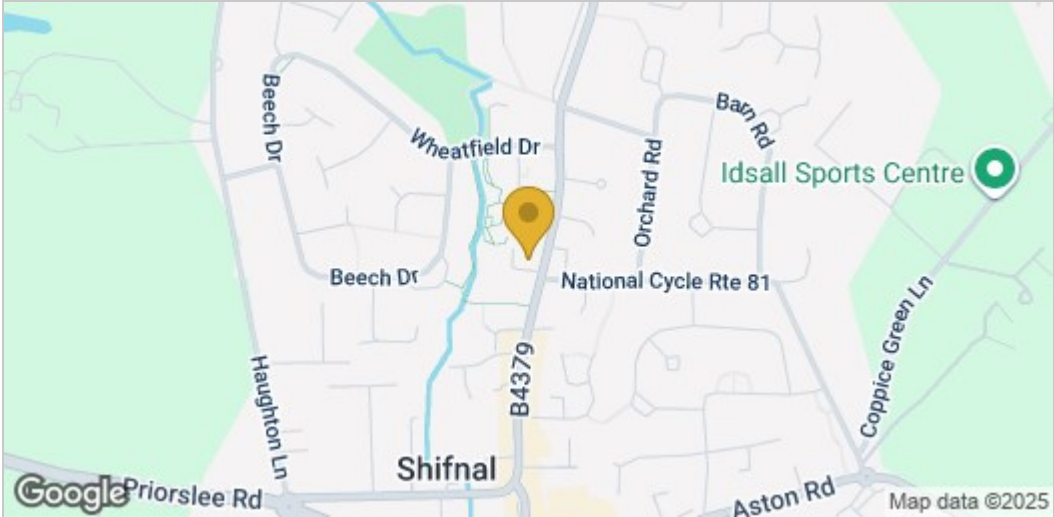
GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 427 sq ft. (39.7 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	74	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 firms employment has the authority to make or give any representation or warranty in respect of the property.