

16 Aston Court Mews Shifnal TF11 8TP

A Most Charming Two Bedroom Barn Conversion of Character Set in Well Maintained Grounds and Gardens forming part of a tranquil and picturesque courtyard setting on the rural fringe of Shifnal, yet only a short distance to a fantastic choice of local amenities including independent shops, restaurants, bars, cafes, a post office and medical practice in this vibrant historic town, together with great local schools. The property is also well placed for commuting to Shrewsbury, Birmingham and onwards to London Euston with rail services running from Shifnal station and the M54 being easily accessible. 16 Aston Court welcomes you into this attractive, beautifully presented and well maintained property arranged over two floors retaining a wealth of original exposed timbers adding to the charm of this lovely home beginning with the Entrance Hall accommodating a Guest Cloakroom. Just off the hallway sits an inviting Lounge featuring an inglenook style fireplace housing a living flame gas fired stove creating a lovely warm cosy glow for winter evenings and there's ample space to dine overlooking the delightful cottage style rear garden. Completing the ground floor a fabulous bespoke well equipped Breakfast Dining Kitchen created by the renowned Dayrooms of Tettenhall offers a further lovely room to gather for family mealtimes. Upstairs which originally had three bedrooms leading off the generous sized landing but was converted some years ago to amalgamate two of the bedrooms forming a gorgeous Principal Bedroom Suite having a dressing area, shower room and also retaining a good sized Second Bedroom served by a beautifully appointed Shower Room. If so wished these rooms could be reconfigured to suit a family's requirements. A private cottage style rear garden further complements the property and a detached garage is located within a separate block having parking to the front together with a separate area for visitor parking. NO UPWARD CHAIN

ACCESS Aston Court Mews is approached off Coppice Green Lane in Shifnal into a tarmacadum driveway extending along beneath an entrance archway where the properties are arranged around a central lawn interspersed with trees and the property sits on the right hand side with a neat lawned and paved frontage.

Overview

- A Charming Two Bedroom Barn Conversion of Character Set in Well Maintained Ground and Gardens
- Perfect for Those Wishing to Enjoy a Tranquil Rural Location Yet Within Easy Reach of Local Amenities and Schools
- Tastefully Appointed, Well Maintained and Retaining a Wealth of Original Timbers
- Entrance Hall accommodating a Staircase and a Downstairs Cloakroom
- Lounge/Dining Room Complete with an Inglenook Style Fireplace
- Fabulous Bespoke Well Equipped Breakfast Dining Kitchen

ACCOMMODATION A part glazed timber door with lighting alongside gives access into: **ENTRANCE HALL** Featuring an exposed timber with flourescent lighting beneath and laid to carpet inset with a coir welcome mat, staircase rising to the first floor, a useful understairs cloaks and storage cupboard with lighting, an electric panel heater, built in meter cupboard with lighting along with doors opening into all ground floor rooms. **DOWNSTAIRS GUEST CLOAKROOM** With a rear aspect privacy window, attractive wall tiling and an attractive white suite of a wall hung hand wash basin with tiled splashback, W.C and featuring exposed timbering with coat hooks beneath. **LOUNGE/DINING ROOM** A delightful room full of character with a brick built inglenook style fireplace featuring an oak lintel and a living flame gas fired stove sitting on a quarry tiled hearth, perfect for winter evenings, fabulous exposed timbering, three wall light points and an electric panel heater, A light aspect has been created with two deep bay windows overlooking the front courtyard and a glazed timber door opening in to the delightful rear garden. **BREAKFAST DINING KITCHEN** Overlooking the superb frontal aspect courtyard setting and access into the private, enclosed rear garden through a part glazed timber stable door. Dayrooms of Tettenhall have designed and created this beautifully appointed and well equipped kitchen with a comprehensive range of quality cupboards having under cupboard lighting and granite work surfaces with tiled splashbacks, integrated Neff appliances including an induction hob with a filtration unit above and double electric oven beneath, a one and a half bowl composite sink with mixer tap and a drainer, slimline dishwasher, fridge, freezer and a washer/dryer. Flooring is laid to quarry tiles and down lighting provides evening illumination. An exposed ceiling timber is a feature within the dining area along with a dresser style unit having a co ordinating glazed display cupboard above and there's ample space for a good sized table and chairs to gather for family mealtimes. An electric panel heater gives warmth along with an electric plinth heater below the sink unit.

A carpeted, balustraded staircase with handrails rises to the **FIRST FLOOR LANDING** A pleasant and bright space with an abundance of light streaming in through the Velux roof window and a window overlooking the rear garden along with carpet, two ceiling light points, an electric panel heater, loft access hatch, an airing cupboard with shelving and housing the hot water cylinder and exposed timbers forming a feature archway creating a lovely relaxing area to read or enjoy a morning coffee. **PRINCIPAL BEDROOM SUITE** A double sized bedroom enjoying aspects over the front and rear of the property and having a ceiling light, an electric panel heater and carpet running through an open archway into the **DRESSING AREA** Fitted with an extensive range of high quality wardrobes. **EN SUITE SHOWER ROOM** Featuring exposed timbers, a deep privacy window, heated chrome towel rail, ceiling light, carpet, extractor fan and a well appointed suite with a corner shower cubicle lined with PVC shower wall panels and a thermostatic shower over, vanity unit inset with hand wash basin and cupboard beneath, mirrored wall cabinet with spotlighting above and a corner W.C. **SECOND BEDROOM** A good sized carpeted room enjoying a dual aspect and featuring exposed timbering, two ceiling light points, an electric panel heater, wall shelving and a kneehole dressing table/desk. **HOUSE SHOWER ROOM** Having a privacy window, extractor fan, exposed timbers, a heated towel rail, carpet, a built in cupboard and a well appointed suite with a corner shower enclosure having a thermostatic shower over and lined with attractive PVC shower wall panelling, an enclosed flush W.C and vanity unit inset with hand wash basin and cupboard beneath.

REAR GARDEN The pretty cottage style garden forms a private setting screened with fence panelling and laid out with a paved patio, well stocked flower beds and borders giving colour and interest through the seasons surrounding a shaped lawn with a timber garden shed providing a storage facility and an enclosure housing the LPG gas bottles supplying the Lounge stove. A pedestrian garden gate also gives access to a fenced and walled passageway continuing to the detached garage within a block having parking space to the front. We are informed that a Management Charge of approximately 420 pounds per annum is in place to maintain the communal areas. **SHROPSHIRE COUNCIL TAX BAND E EPC RATING: D DIRECTIONS:** From the centre of Shifnal take Aston Street which becomes Aston Road and at the small roundabout take the second exit into Coppice Green Lane. Follow the road along and turn right into a tarmacadum driveway marked Aston Court Mews proceeding through an archway where the property sits on the right hand side of the mews.







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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



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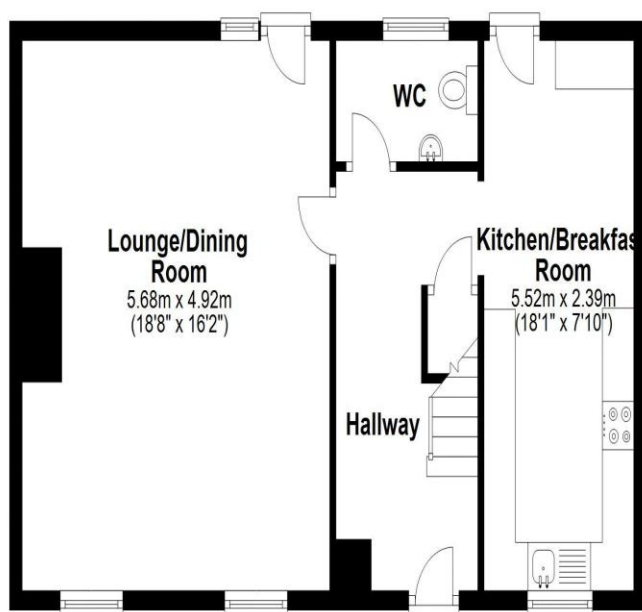
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Ground Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Total area: approx. 112.3 sq. metres (1209.1 sq. feet)

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