

9 Cornmill Gardens Shifnal TF11 8BG

A BEAUTIFULLY APPOINTED MODERN THREE BEDROOM END TERRACE TOWNHOUSE BUILT BY THE AWARD WINNING SHROPSHIRE HOMES RENOWNED FOR THEIR HIGH STANDARDS. The property stands in a private secluded location within the heart of Shifnal, perfectly placed for access to local highly regarded schools and amenities. 9 Cornmill Gardens enjoys rooms and suites of good proportions arranged over two floors presented in a contemporary theme, having an Open Plan Dining Kitchen with integrated appliances and a separate Utility Room, Downstairs Guest Cloakroom and a beautifully appointed Lounge giving access to the rear garden. A staircase rises to the First Floor Landing presenting a Principle Bedroom having an Ensuite Shower Room, Two further Bedrooms and a Family Bathroom. An enclosed decked and lawned rear garden enjoys a beautiful outlook towards a picturesque brook and a tree lined aspect. The property also benefits from two allocated car parking spaces to the side of the property. Communications are excellent, with the M54 easily accessible via Junctions 3 and 4, and rail services running from Shifnal giving links to Telford, Shrewsbury and the West Midlands, with mainline connections in Wolverhampton to London Euston.

ACCESS The property is approached from Shrewsbury Road alongside the historic Cornmill building into Cornmill Gardens.

Overview

• A BEAUTIFULLY APPOINTED THREE BEDROOM MODERN END TERRACE TOWNHOUSE

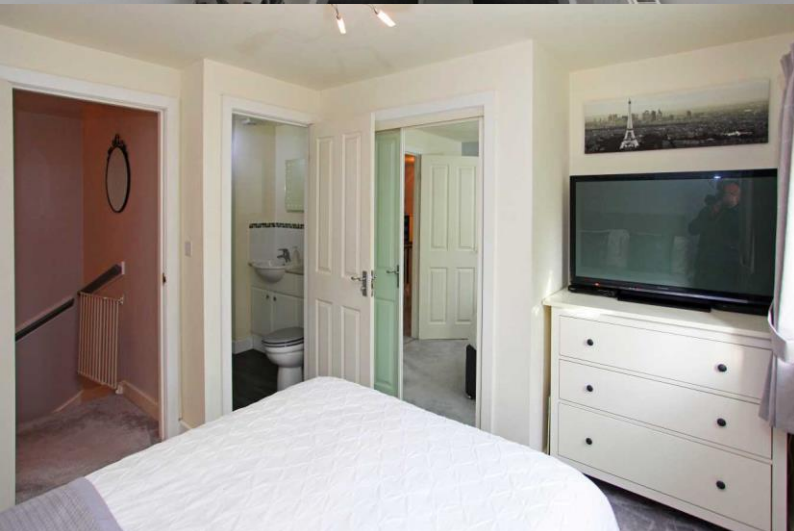
- Close to Schools and Amenities
- Open Plan Dining Kitchen with Integrated Appliances and Separate Utility Room
- Downstairs Guest Cloakroom
- Lounge
- Principle Bedroom with Ensuite Shower Room
- Family Bathroom
- Double Glazing and Gas Central Heating
- Enclosed private rear garden overlooking a tree lined aspect
- Two Allocated parking spaces

ACCOMMODATION An entrance door opens into **ENTRANCE HALL** giving access to all ground floor rooms and a staircase rising to the first floor. **OPEN PLAN DINING KITCHEN** Overlooking the frontal aspect having two windows, inset ceiling spotlights, ceramic tiled floor, and being beautifully appointed with a range of contemporary wall mounted and base units inset with sink and drainer, and integrated appliances including cooker and hob with extractor over, dishwasher and fridge/freezer. Plenty of space is also provided for a family dining table and chairs. Door to **UTILITY ROOM** - Having a countertop inset with stainless steel sink and drainer, ceiling light point, ceramic tiled floor and space and plumbing for appliances. **DOWNSTAIRS GUEST CLOAKROOM** Attractively fitted with a suite comprising of hand wash basin and W.C. **LOUNGE** A delightful contemporary themed family room overlooking the rear aspect having two windows, ceiling light and wall light points, carpet and an attractive feature fireplace.

A carpeted staircase rises to the galleried first floor **LANDING** Having loft access hatch, ceiling light point. **PRINCIPLE BEDROOM** Of good proportions and overlooking the rear aspect with two windows, ceiling light point, radiator, a mirrored built in wardrobe and a door opening into: **ENSUITE SHOWER ROOM** Attractively appointed with a suite comprising of fully tiled shower cubicle, thermostatic shower, a shelved unit housing hand wash basin and W.C, radiator and part tiled walls. **BEDROOM TWO** A double sized room overlooking the frontal aspect with two windows and having ceiling light point, carpet and radiator. **BEDROOM TWO** A single sized room overlooking the rear aspect and having ceiling light point, carpet and radiator. **FAMILY BATHROOM** Overlooking the frontal aspect with part tiled walls, radiator, ceiling light point and beautifully fitted with a suite comprising of a panelled bath with shower over, and a shelved unit inset with hand wash basin

REAR GARDEN Attractively designed and laid out with balustraded decking leading out from the lounge, and steps down to a manicured lawn bordered with laurel hedging and post and rail fencing to the perimeter, giving gated access onto a gravelled pathway proceeding along the rear of the property. **COUNCIL TAX BAND C**
DIRECTIONS: SAT NAV POST CODE TF11 8BG









27/01/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

9 CORNMILL GARDENS SHIFNAL TF11 8BG		Energy rating C
Valid until 26 January 2031	Certificate number 0340-2463-3090-2329-0315	

Property type
End-terrace house

Total floor area
89 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

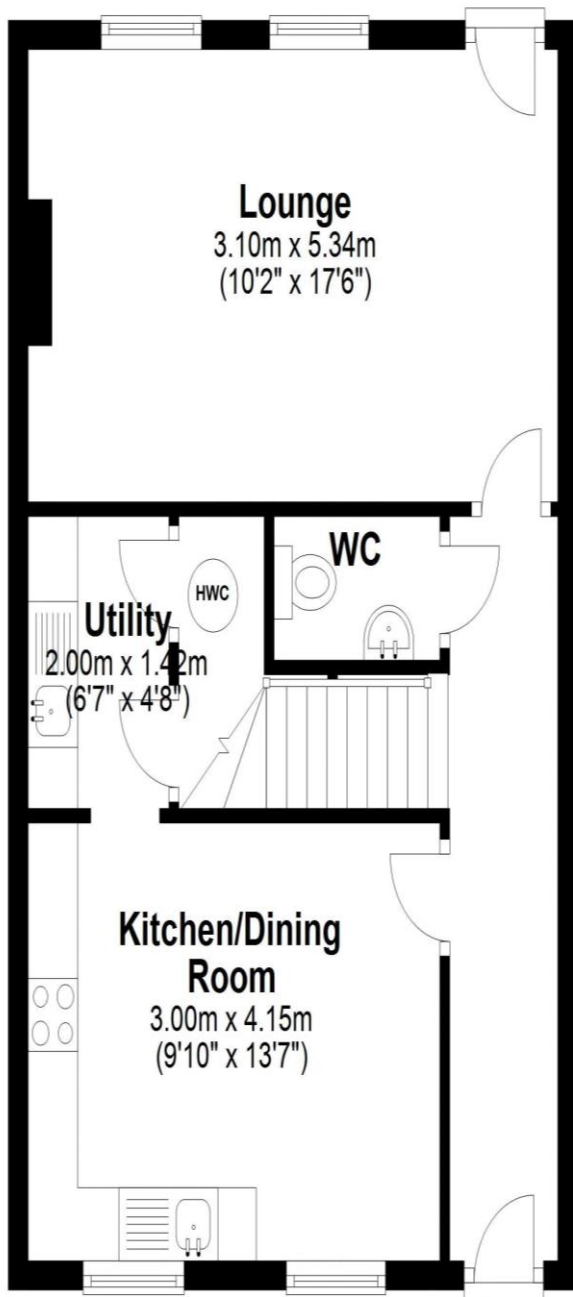
Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

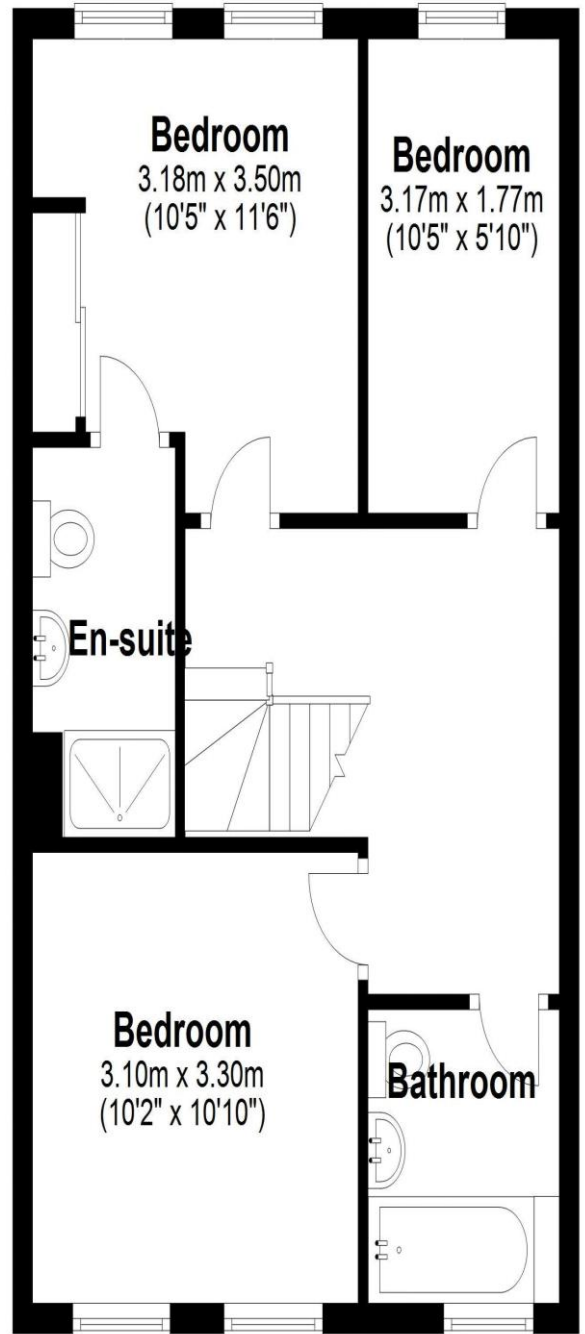
Ground Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 89.1 sq. metres (959.1 sq. feet)

Selling your home?

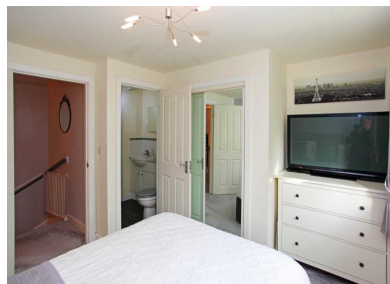
If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you. Get in touch today!

01952 460000

Email: info@fieldsofshifnal.co.uk

4 Broadway, Shifnal, TF11 8AZ



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