

### 3 Aston Court Mews Shifnal TF11 8TP

A rare opportunity to acquire a Three Bedroom Barn Conversion of much charm and character, forming part of a picturesque courtyard setting of similar properties within Aston Court Mews, an idyllic semi rural location on the fringe of Shifnal, a historic Shropshire town enjoying a wide range of amenities including a post office, medical practice, and a choice of highly regarded schools. Rail services also run from Shifnal giving direct connections to Shrewsbury and Birmingham, with the M54 also being easily accessible via Junctions 3 and 4. This delightful property with a spread of rooms over two floors featuring exposed timbers and oak boarded floors, enjoys well appointed suites, but would benefit from a scheme of updating and modernisation to release its full potential. The versatile accommodation comprises of an Entrance Hall leading through to a spacious Inner Hall being perfect for family gatherings, a downstairs Bedroom and Wet Room, a Study for those working from home, a well equipped Breakfast Dining Kitchen and a cosy Lounge looking over the courtyard and expansive lawned rear garden, towards a truly wonderful open aspect over the Shropshire countryside. A staircase rises to the upper floor landing having Two Bedrooms leading off and a Family Bathroom. The property also benefits from a Single Garage, Driveway Parking, and visitor parking within the grounds. **NO UPWARD CHAIN**

**ACCESS** From Coppice Green Lane over a tarmacadam driveway having visitor parking to the side, proceeding through an archway leading through to the courtyard. The property sits behind a lawned fore garden inset with feature tree, and a tarmacadam driveway continues to the garage. A paved pathway proceeds around the side of the property bordered with mature shrubs, and a timber five bar gate gives access to the rear garden.

## Overview

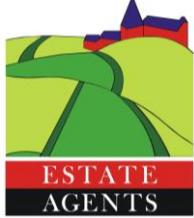
- A CHARMING THREE BEDROOM BARN CONVERSION WITH AN EXTENSIVE REAR GARDEN AND A WONDERFUL COUNTRYSIDE ASPECT
- Picturesque Courtyard Setting
- Spacious Inner Hall
- Downstairs Bedroom and Wet Room
- Two Reception Rooms
- Well Equipped Breakfast Dining Kitchen
- Two Bedrooms to the first floor and Family Bathroom
- Garage, Driveway and Visitor Parking
- Double Glazing and Electric Storage Heating
- NO UPWARD CHAIN

**ACCOMMODATION** A UPVC part glazed entrance door having lighting to the side, opens into **ENTRANCE HALL** Having two double glazed windows overlooking the frontal aspect, storage heater, two ceiling light points, door to a shelved cupboard, and a ceramic tiled floor continuing through into: A spacious **INNER RECEPTION HALL** Having two wall light points, two ceiling light points, a staircase to the first floor, electric panel heater, storage heater, and a double glazed door opening onto the rear garden. **DOWNSTAIRS WET ROOM** Having a wet room floor, extractor, two ceiling light points, heated towel rail, and a suite comprising of a thermostatic shower, pedestal hand wash basin and W.C. **DOWNSTAIRS BEDROOM** Overlooking the rear aspect with a double glazed window, carpet, ceiling light point and an alcove giving storage/clothes hanging space. **BREAKFAST DINING KITCHEN** Overlooking the fabulous countryside rear aspect and having exposed timbers, two ceiling light points, a ceramic tiled floor, and a range of wall mounted and base units, butchers block worktops incorporating a Belfast sink, space and plumbing for dishwasher and washing machine, integrated fridge/freezer, microwave and electric oven, ceramic hob with extractor over and part tiled walls. **STUDY** Overlooking the rear aspect with a double glazed window, carpet, ceiling light point. **LOUNGE** A dual aspect room with both a courtyard and garden view looking towards the wonderful countryside beyond and featuring exposed timbers, brick built fireplace having a tiled hearth and housing an electric coal effect fire, two electric storage heaters, and double glazed sliding doors opening onto the rear garden.

A spindled turning staircase rises from the Inner reception hall to the **UPPER FLOOR LANDING** - Having oak boarded floors, exposed feature timbers, two ceiling light points, a Velux roof light, door to airing cupboard housing hot water cylinder and doors to: **BEDROOM ONE** Having a timber latched door, a vaulted ceiling oak boarded floor, exposed timbers, Velux roof light, ceiling light point, electric storage heater. **BEDROOM THREE** Having a timber latched door, a vaulted ceiling, oak boarded floor, exposed timbers, Velux roof light, ceiling light point, electric storage heater. **FAMILY BATHROOM** Having a timber latched door, a ceramic tiled floor, Velux roof light, ceiling light point, heated towel rail, part tiled walls, and a suite comprising of a shaped panelled bath with electric shower over and further hand held attachment mixer tap, pedestal hand wash basin.

**REAR GARDEN** A truly wonderful open rear aspect overlooking the Shropshire countryside, with the main area of the garden presenting a large expanse of lawn approached from a paved patio, having a cold water tap, access to the rear of the garage and gravelled steps leading up to the lawn, with an original Ha:Ha bordering the end of the lawn. The perimeter of the garden is hedged and fence panelled to the side elevations bordered with well stocked flower beds, and a variety of fruit trees. **GARAGE** Having up and over doors, power, light and a rear glazed access door. **COUNCIL TAX BAND E SHROPSHIRE COUNCIL DIRECTIONS: SAT NAV POST CODE: TF11 8TP**

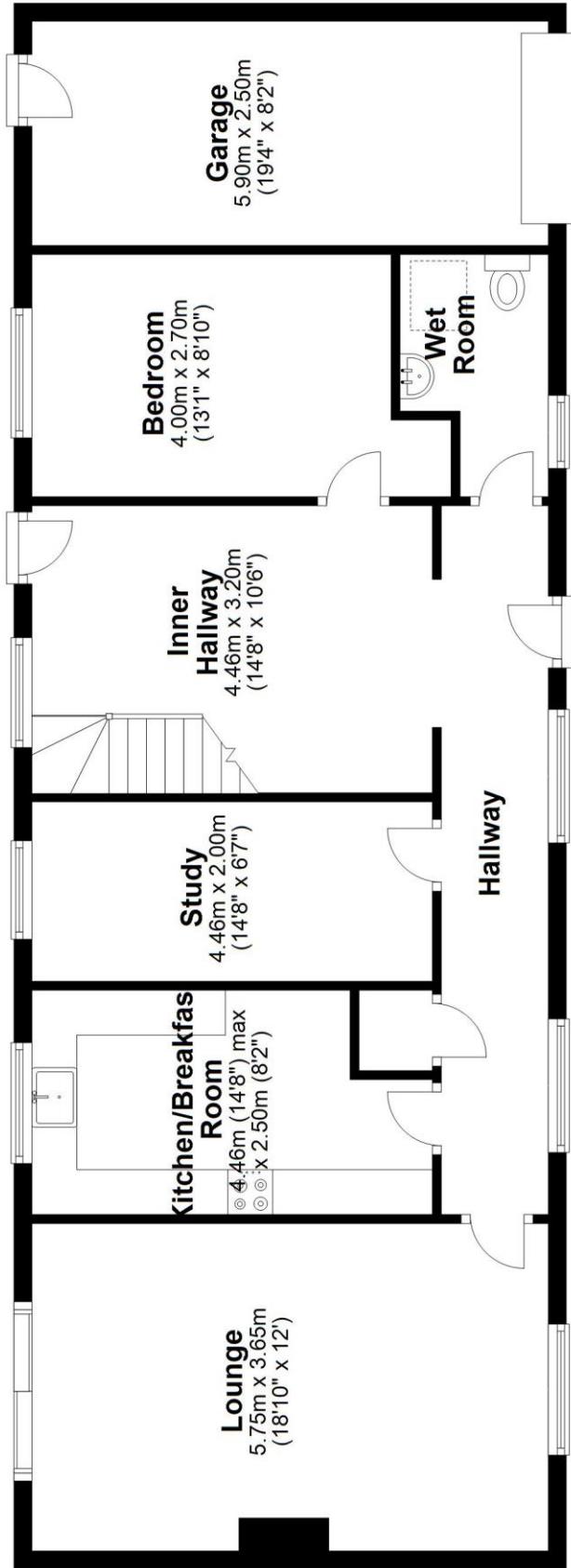






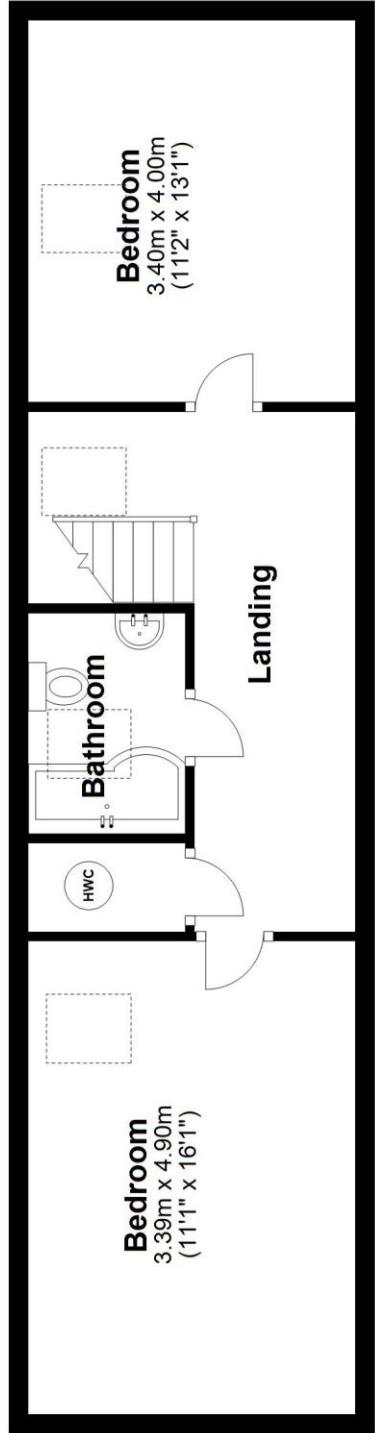
## Ground Floor

Approx. 98.7 sq. metres (1062.5 sq. feet)



## First Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



Total area: approx. 147.8 sq. metres (1591.4 sq. feet)

# Energy performance certificate (EPC)

3 ASTON COURT MEWS  
SHIFNAL  
TF11 8TP

Energy rating

F

Valid until 18 March 2031

Certificate number

0350-2358-2070-2699-2485

## Property type

Detached house

## Total floor area

133 square metres

## Rules on letting this property

### ! You may not be able to let this property

This property has an energy rating of F. 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>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

## Energy efficiency rating for this property

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

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0350-2358-2070-2699-2485>

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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