

## 21 Yew Tree Court Shifnal TF11 9BF

A Shared Ownership Opportunity for Over 55's to acquire a 75% share (maximum ownership percentage) of this Modern Two Bedroom First Floor Apartment within a purpose built development in the heart of Shifnal, managed by South Staffs Housing Association (Monthly Service Charge £212.87) and set amongst well maintained grounds, neat lawns and a patio with outdoor seating along with resident and visitor parking. 21 Yew Tree Court offers accommodation in keeping with today's modern lifestyle and after stepping into a spacious entrance hall an inviting Lounge/Dining Room complete with a well appointed Kitchen area offers comfort and style to enjoy relaxing and dining with family or friends. The modern sizeable Wet Room is also impressively spacious along with the two well proportioned bedrooms, one having built in wardrobes. Shifnal is also well connected with trains running from its Station to Telford, Shrewsbury, Birmingham and beyond along with the M54 only being a short driving distance to Junctions 3 and 4. In addition, local every day amenities are well catered for with an excellent selection of independent shops, cafes, traditional bars and welcoming restaurants in this delightful historic Shropshire town. **NO UPWARD CHAIN**

**ACCESS INTO BUILDING** A secure entry system at the main entrance door gives access into the building and a spacious entrance foyer welcomes you into a resident's lounge providing comfortable seating, an adjoining kitchen and a separate toilet facility. There's also the use of a laundry room and a disabled wet room facility. A staircase and a lift provide access to the apartment on the first floor.

## Overview

- A Modern Chain Free Two Bedroom First Floor Apartment for the Over 55's within a purpose built development in a prime Shifnal development managed by South Staffordshire Housing Association
- Offering a Shared Ownership opportunity with 75% of the equity (Full asking price £140,000) and the further 25% rental share inclusive of management charges is covered by a payment of £212.87 p.c.m.
- A Long Term Lease of 99 years also remains and PLEASE NOTE that Prospective Purchasers must be able to demonstrate a Local Connection to Shifnal (All legal information to be confirmed by the conveyancer)
- The Apartment is light, bright and wonderfully spacious in keeping with today's modern lifestyle
- Entrance Hall, Lounge/Dining Room with a Fully Fitted stylishly appointed Kitchen Area, Contemporary Wet Room and two sizeable bedrooms
- Combi Gas Central Heating and Full Double Glazing
- Well Maintained Grounds and Gardens with Resident and Visitor Parking
- NO UPWARD CHAIN

**APARTMENT ACCOMMODATION** ENTRANCE HALL With a loft access hatch, doors to a built in storage cupboard and an airing cupboard housing a Combi gas central heating boiler.

**LOUNGE/DINING ROOM WITH KITCHEN AREA** A lovely light and bright room to relax or host friends and family. Laid with cosy carpet within the living area and having two ceiling lights, two radiators and open through to Kitchen Area. Stylishly appointed with an array of modern cupboards, contrasting work surfaces incorporating a stainless steel sink and drainer, four ring electric hob with oven beneath and an extractor over, wall tiling, vinyl flooring, ceiling lighting, space and plumbing for a washing machine along with space for a fridge/freezer.

**WET ROOM** Having wet room flooring, ceiling lighting, radiator, fully tiled walls, a thermostat shower, pedestal hand wash basin and W.C.

**PRINCIPLE BEDROOM** Having carpet, radiator, ceiling light.

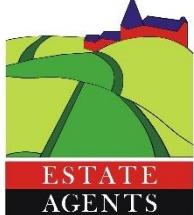
**BEDROOM TWO** Having carpet, radiator, ceiling light and an array of built in wardrobes.

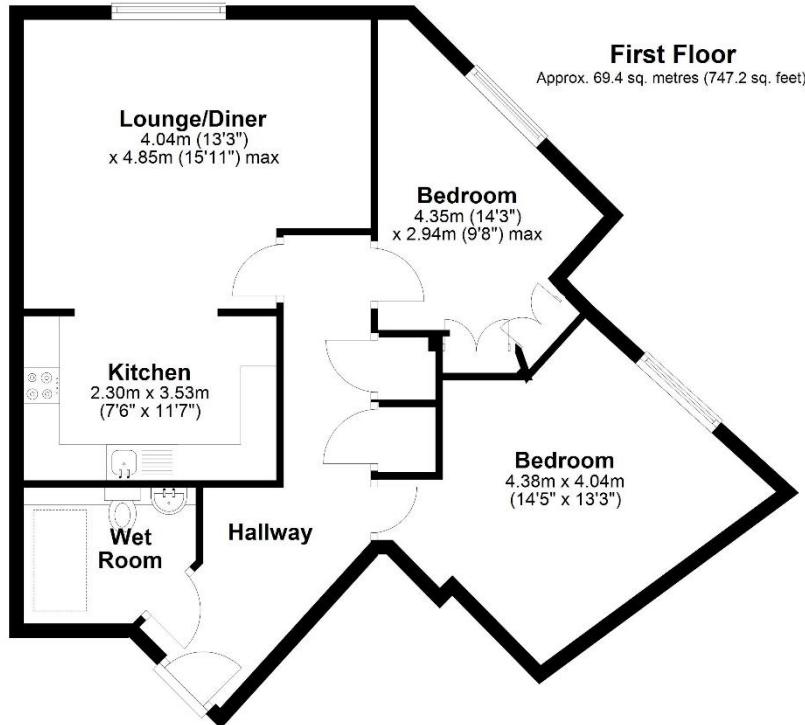
**SHROPSHIRE COUNCIL TAX BAND: B**

**EPC RATING: C**

**DIRECTIONS: SAT NAV POST CODE: TF11 9BF**







## 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](mailto: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