



**Estate Agents
Letting Agents
Surveyors & Valuers**

23 - 25 High Street
Newport
Shropshire
TF10 7AT
01952 812519
sales@tempertons.co.uk



12 Admirals Close, Shifnal, Shifnal, TF11 8BU

Offers In The Region Of £185,000

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Shifnal is a town that boasts a good range of local, everyday amenities, with a selection of shops, leisure facilities and eateries, whilst further and more comprehensive amenities are available in Telford. The railway station within the town allows easy access to Wolverhampton, all Black Country stops and Birmingham to the East and Shrewsbury and Wales to the West, making it an excellent for commuting. M54 is easily accessible at junction 4, facilitating fast access to Shrewsbury, Birmingham and the entire industrial West Midlands. The area is particularly well served by schooling in both primary and secondary sectors.

The double glazed and gas centrally heated accommodation is set out in further detail below;

Front door into...

Porch

Further door into...

Entrance Hall

Radiator.

Lounge

14'7" x 11'10" (4.47 x 3.61)

Having a front aspect double glazed window and radiator.

Dining Room

9'3" x 8'10" (2.83 x 2.70)

Wood effect flooring and glazed door leading to the rear garden. Understairs cupboard and radiator. Arch into...

Kitchen

21'0" x 5'4" (6.41 x 1.63)

Base units comprising cupboards and drawers with contrasting work surfaces above. Oven with four ring gas hob above and extractor over with cupboards either side. Integrated fridge-freezer, washing machine and dishwasher. 1 1/2 stainless steel wash basin with drainer. Rear aspect double glazed window and doors leading to the rear garden.

Staircase from the Entrance Hall rise to the first floor Landing, having a front aspect double glazed window.

Main Bedroom

14'11" x 9'11" (4.56 x 3.03)

Double bedroom having a side aspect double glazed window and radiator. Hatch to loft.

Second Bedroom

13'9" x 8'11" (4.20 x 2.72)

Having a rear aspect double glazed window and radiator. Built-in cupboard with hot water tank.

Bathroom

Being partially tiled having a white suite comprising a corner bath with electric shower head over. Pedestal wash basin and low-level flush WC. Towel radiator and rear aspect window.

Outside

The property is approached by a footpath leading to the front door with lawn either side,. On street parking is available in close proximity to the property. The low maintenance rear garden is set to areas of decking and gravel. Also a hardstanding pad, ideal for a garden shed.

Additional Information

COUNCIL TAX: We are advised by the Local Authority, Shropshire County Council, that the property is in Band: B

EPC RATING: D (66)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

ADDITIONAL CHARGES: The vendors are not aware of any.

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any affecting

the property.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for

ordering fittings, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.


5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

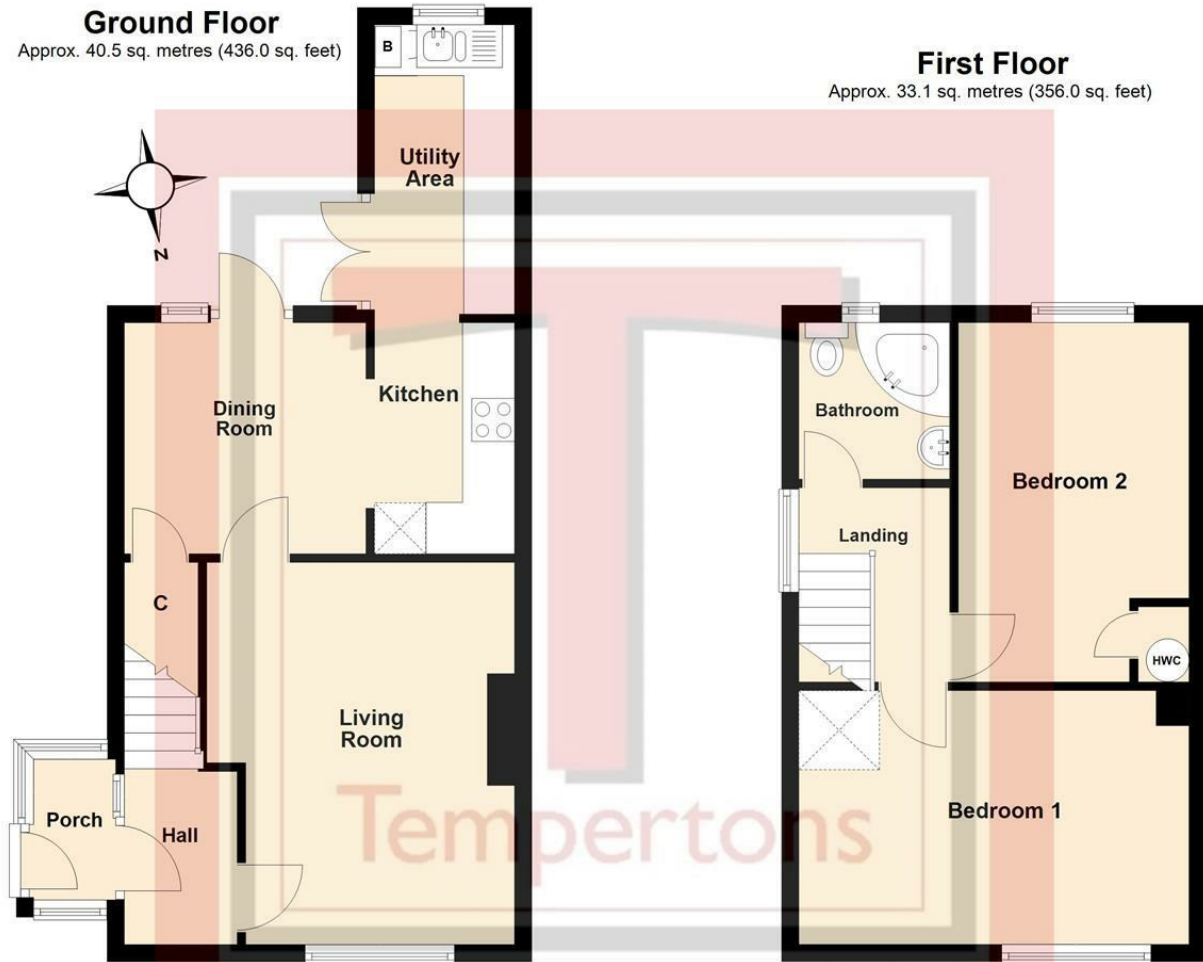
HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C	66		
(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 	



Total area: approx. 73.6 sq. metres (791.9 sq. feet)

This floor plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be taken as a guide only. All measurements are approximate and should be used for guidance purposes only. The plan is not, nor should it be taken as a precise representation of the property.
Plan produced using PlanUp.

12 Admirals Close, Shifnal

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.