



3 Dunstanville Court, Shifnal, TF11 8SR

BERRIMAN  
EATON

## 3 Dunstanville Court, Shifnal, TF11 8SR

A well located and well proportioned two bedroom / two bathroom first floor apartment forming part of a modern, gated development which is within walking distance of the centre of a much sought after Shropshire town

### LOCATION

Dunstanville Court stands at the end of a small road which lies just off the B4379 where Broadway and Shrewsbury Road meet close to the very heart of the town centre. Shifnal provides a full complement of local facilities which are ideal for everyday needs and there is easy access to Telford, Albrighton and Wolverhampton.

Communications are excellent with the M54 (J4) being withing a few minutes drive and Shifnal Train Station providing direct services to Shrewsbury, Birmingham and beyond.

### DESCRIPTION

Dunstanville Court is a small, gated development and provides a secure living environment. Comprising a modern, mixed scheme of town houses and apartments and this particular property stands on the first floor of a low rise, three storey block.

The apartment provides well proportioned living accommodation which has been well maintained over the years and which is presented to a fine standard throughout with fixtures and fitting of quality.

The property benefits from gas fired central heating, double glazing and tasteful décor.

### ACCOMMODATION

The apartment is approached through a front door with a secure intercom access with stairs rising to the first floor with a panelled front door opening into the HALL with tiled floor, integrated ceiling lighting and a useful cloaks and storage cupboard with electric light, fitted wall shelving, wall mounted Baxi gas fired central heating boiler tiled floor and power points. There is an OPEN PLAN LIVING ROOM AND KITCHEN which has a light corner aspect with a double glazed side window and double glazed French doors and windows opening onto a Juliet balcony on the front elevation, part panelled walls, tiled floor throughout, wiring for a wall mounted TV, a full range of wall and base mounted cupboards, stainless steel sink, a four ring stainless steel gas hob with stainless steel filtration chimney above and built under electric oven, an integrated fridge and freezer, an integrated dishwasher, plumbing for a washing machine and integrated ceiling lighting.

The PRINCIPAL SUITE has a good size double bedroom with a double glazed window, two built in double wardrobes and an EN-SUITE SHOWER ROOM with a modern white suite with a WC and pedestal basin together with a fully tiled corner shower, tiled floor, part tiled walls, integrated ceiling lighting, a double glazed window and a chrome towel rail radiator. BEDROOM TWO is a double room in size with a double glazed window and the BATHROOM has a well appointed white suite with a panelled bath with a shower over, WC and pedestal basin, part tiled walls and tiled floor, integrated ceiling lighting and a chrome towel rail radiator.

### OUTSIDE

The property stands in a gated environment with communal lawned areas, allocated PARKING SPACE and further VISITORS parking.

### LEASE DETAILS

The property is held on a lease for a period of 250 years from 19th February 2021, there remains approximately 245 years unexpired. We have been advised the service charge payable for 2025 to 2026 is £211.17 pcm and the ground rent is £250 pa.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND B – Shropshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard and Superfast are available

Mobile data coverage is constantly changing, please use the property postcode and this link for the

most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

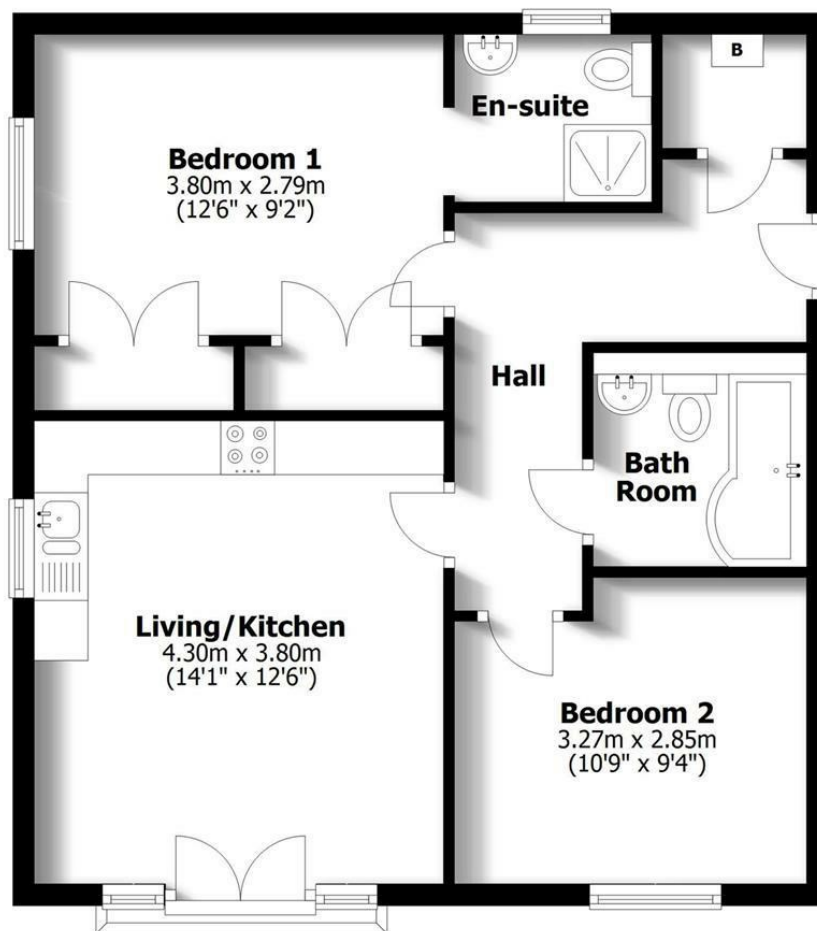
Offers Around  
£149,950

EPC: C

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



### 3 DUNSTANVILLE COURT SHIFNAL



**First Floor**

**TOTAL: 56.6sq.m. 609sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

