Stanton Court Stanton Upon Hine Shrewsbury

SY4 4LR

MONKS

2 Bedroom Barn Conversion
Guide Price £275,000

The features

- IDYLIC SEMI-RURAL VILLAGE LOCATION
- WELL PLACED FOR ACCESS TO A49 AND A53
- RECENTLY REPLACED CARPETS THROUGHOUT
- ATTRACTIVE COURTYARD LOCATION
- LOW MAINTAINENCE GARDEN
- GENEROUS SPACIOUS ROOMS THROUGHOUT
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- TWO PARKING SPACES
- EPC D

**** CHARMING BARN CONVERSION IN PICTURESQUE SEMI-RUTRAL VILLAGE ****

An excellent opportunity to purchase this beautifully presented and much cared for property offers an ideally opportunity for first time buyers or those looking to downsize.

Set in the heart of this much sought after North Shropshire parish, ideal for commuters with ease of access to the A49/A5/M54 motorway network.

The accommodation in brief comprises Living Room, Kitchen/Dining Room, Two Double Bedrooms and a Family Bathroom.

The property has oil fired central heating, double glazing, courtyard parking for two cars and delightful open aspect rear Garden with sun terrace.

Property details

LOCATION
The property occupies an enviable position in the heart of this popular village on the North Eastern edge of the County Town. Stanton itself features an active Village Hall, Public House/Restaurant and Church and there are excellent facilities on hand at nearby Shawbury and Wem. There is ease of access to the A5/M54 motorway network, perfect for commuters.

LIVING ROOM
A generous sized room with french doors opening onto the garden. Laid to wood effect laminate flooring and with staircase rising to the first floor.

KITCHEN/DINING ROOM
A dual aspect open plan entertaining space with ample room for dining room table and chairs with convenient side door. The kitchen is attractively fitted with cream high gloss base units and laminate worksurfaces over, single drainer stainless steel sink unit with mixer taps, Matching range of eye level units, four ring burner induction hob and single oven with undercounter space for free standing appliances.

BEDROOM ONE
A wonderfully light double room with vaulted ceiling, built in wardrobes and window overlooking the garden.

BEDROOM TWO
Another double bedroom with built in wardrobes, window overlooking the garden and high set feature circular window.

BATHROOM
With suite comprising panelled bath with shower unit over, wash hand basin set into vanity unit and WC. Complementary part tiled surrounds and heated towel rail.

OUTSIDE
The open rear aspect garden has been partly laid to lawn with an alfresco terrace extending from the property. There is a brick built store housing the oil fired boiler and large shed with power supply and lighting. The garden is enclosed with panelled fencing set into concrete posts with recently replaced gravel boards. Side gate onto the forecourt.

There is a communal parking area where the property has parking spaces for two cars.

GENERAL INFORMATION
SERVICE CHARGES
To be confirmed.

TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that all main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band C. Again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new hom

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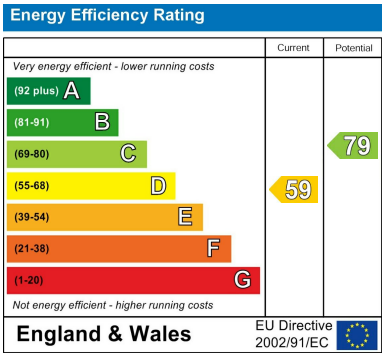

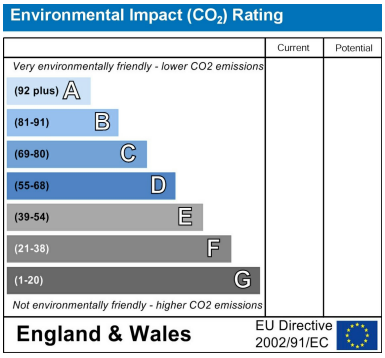

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.