

The Byre Shrewsbury Road Hadnall Shrewsbury SY4 4AG



2 Bedroom Barn Conversion
Offers In The Region Of £250,000

The features

- CHARMING COURTYARD BARN CONVERSION
- ENVIABLE VILLAGE LOCATION WITH GOOD AMENITIES
- OAK PANELLED DOORS
- ALLOCATED PARKING FOR TWO CARS
- VIEWING HIGHLY RECOMMENDED
- 2 GENEROUS DOUBLE BEDROOMS EACH WITH EN SUITES
- LOUNGE, KITCHEN/DINING ROOM, CLOAKROOM
- CENTRAL HEATING AND DOUBLE GLAZING
- ENCLOSED GARDEN WITH ASPECT OVER THE POND
- EPC RATING C



*** IMPRESSIVE 2 BEDROOM BARN CONVERSION ***

An excellent opportunity to purchase this immaculately presented and much improved characterful barn which offers great value and is perfect for first time buyer, those looking to both up and downsize or a lock up and go.

Occupying an enviable courtyard location with lovely aspect to the fore over the village pond in the heart of this popular North Shropshire village. Hadnall boasts good facilities including general store/post office, active village hall, church, primary school, public house, restaurant and regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Cloakroom, Lounge, Kitchen/Dining Room, Principal Bedroom with en suite and Guest Bedroom with en suite.

The property has the benefit central heating, double glazing, allocated parking for two cars and courtyard style garden.

Viewing highly recommended.

Property details

LOCATION

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LOUNGE

With glazed French door and window overlooking the courtyard garden, oak boarded floor, media point, radiator.

INNER HALL

with oak boarded floor, window overlooking the garden, radiator.

CLOAKROOM

with WC and wash hand basin, continuation of flooring, radiator.

KITCHEN/DINING ROOM

Dining Area with window overlooking the garden, Utility Cupboard with space and plumbing for washing machine and Cloaks Cupboard.

The Kitchen is attractively fitted with range of wooden fronted shaker style units incorporating one and half bowl undermount sink with mixer taps set into base cupboard. Further range of cupboards and drawers with granite work surfaces over and having integrated dishwasher with matching fascia panel, recess for range style cooker with extractor hood over. Complementary wall units with tiled splash, space for fridge/freezer, window overlooking the garden. Wooden flooring throughout, radiator and double opening French doors to the sun terrace and garden.

FIRST FLOOR LANDING

From the Inner Hall staircase leads to the First Floor Landing with velux roof light and off which lead

BEDROOM 1

A generous double room with window and velux roof light, two built in storage cupboards, radiator.

EN SUITE BATHROOM

with suite comprising shower cubicle with direct mixer shower unit, panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator.

BEDROOM 2

Another generous double room with window and velux roof light, built in storage cupboard, radiator.

EN SUITE SHOWER ROOM

with suite comprising shower cubicle with electric shower unit, wash hand basin and WC. Radiator.

OUTSIDE

The property occupies an enviable position in this courtyard of just three homes and is tucked away, enclosed with stone wall and approached over paved path with paved sun terrace and garden laid to lawn.

There is allocated parking for two cars within the courtyard and a lovely aspect over the adjacent pond.

GENERAL INFORMATION

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 D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' 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

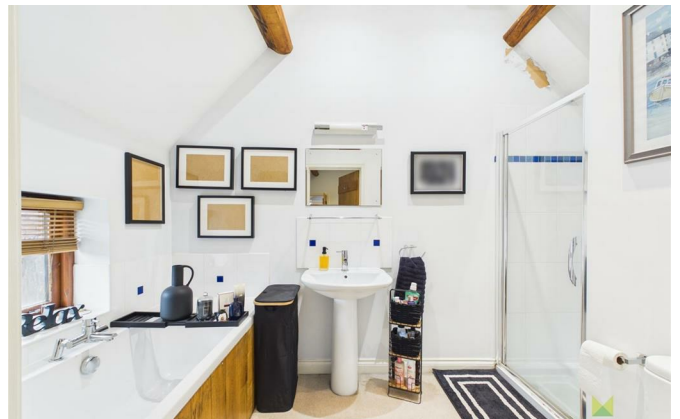
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

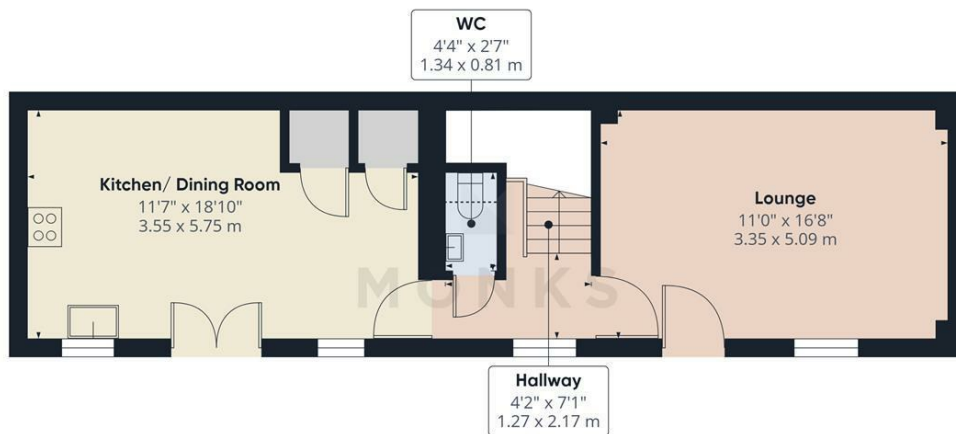
NEED TO CONTACT US

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 home

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Floor 0



Approximate total area^m
893 ft²
82.8 m²

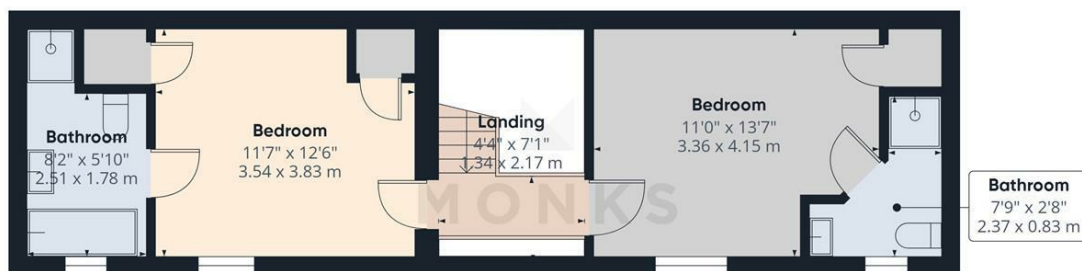
Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



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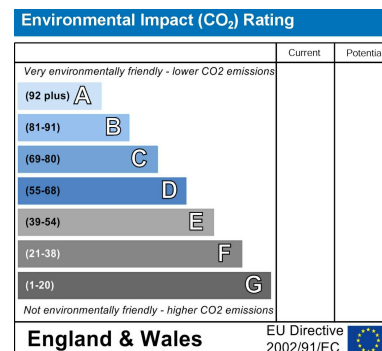
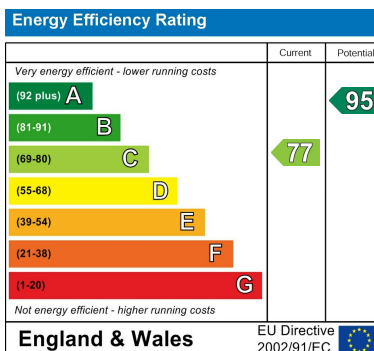
Shrewsbury office

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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