

# The Shire Walford Barns Baschurch Shrewsbury SY4 2HL



1 Bedroom House  
Offers In The Region Of £179,500

## The features

- CHARMING ONE BEDROOM PERIOD HOME
- SPACIOUS BEDROOM WITH EXPOSED BEAMS
- ESTABLISHED REAR GARDEN
- VIEWING ESSENTIAL
- PERFECT FOR FIRST TIME BUYER
- OPEN PLAN LIVING/DINING/KITCHEN
- BATHROOM WITH SHOWER
- ALLOCATED PARKING SPACE
- EPC RATING C



\*\*\*\* STUNNING 1 BEDROOM BARN CONVERSION \*\*\*\*

The Shire is a fabulous conversion forming part of a courtyard of just 5 homes offering charming open plan living which truly must be viewed to be fully appreciated and is a perfect lock up and go, first time buyer home or country retreat.

Occupying an enviable position on the edge of this small semi rural village approximately 7 miles North West of Shrewsbury. Perfectly placed for the adjoining self sufficient village of Baschurch which boasts an excellent range of amenities including Primary and Secondary Schools, Doctors with pharmacy, Supermarket, Post Office, independent Stores, Church, Farm Shop, Restaurants and Public Houses. There is ease of access to Shrewsbury, Oswestry and A5/M54 motorway network

The accommodation includes a modern kitchen/living room, spacious bedroom and bathroom featuring both a bath and an overhead shower.

To the front of the property there is one allocated parking space. To the rear, the property benefits from a low-maintenance enclosed garden, complete with a patio area and a neatly kept lawn and borders.

Viewing Essential.

## Property details

### LOCATION

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### LIVING/DINING/KITCHEN

A naturally well lit through room with fully glazed door and window overlooking the courtyard and further fully glazed door which opens onto the rear sun terrace and garden. Media points, wooden effect floor covering and useful under stairs storage cupboard. The Kitchen is fitted with a range of cream high gloss fronted units incorporating sink unit set into base cupboard. Further range of cupboards and drawers with work surface over and having integrated washing machine. 4 ring hob with extractor over and oven and grill beneath. Matching range of eye level wall units.

### STAIRS

Staircase leads to the First Floor and off which lead

### BEDROOM

A charming room with exposed wall and ceiling timbers

### BATHROOM

Well appointed with suite comprising panelled bath with direct mixer shower unit over and tiled display area, wash hand basin set into contemporary vanity unit with storage, WC suite. Complimentary tiled surrounds and floor, heated towel rail, velux roof light.

### OUTSIDE

To the front of the property is one allocated parking space. The Rear Garden has a paved sun terrace immediately adjacent to the rear of the property. The Garden is laid to lawn with flower and shrub beds and enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries. There is an annual service charge of £354 for the maintenance of the communal areas

#### 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 A - 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](https://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.

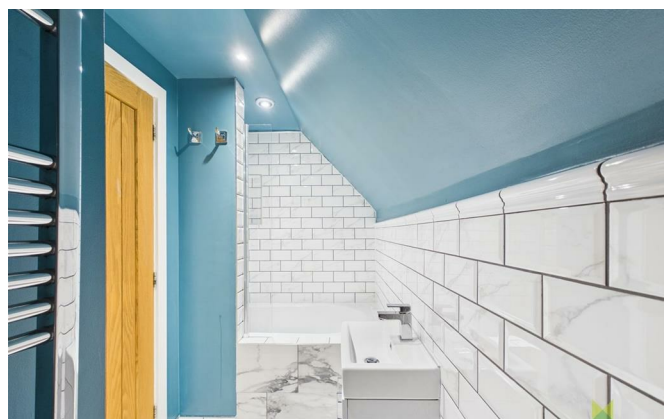
#### NEED TO CONTACT US

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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## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

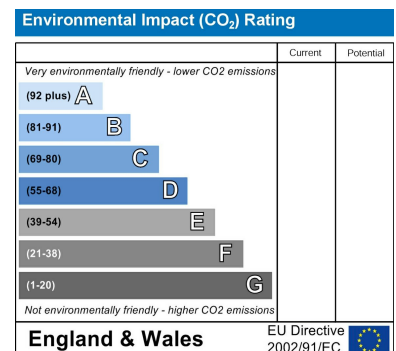
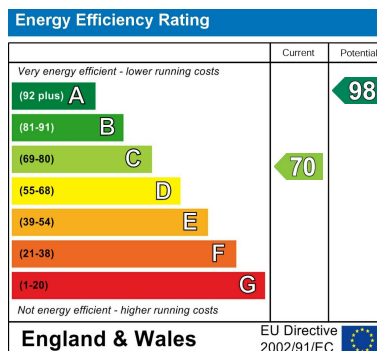
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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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