

Beringar Cottage The Lea

Lea Cross Shrewsbury

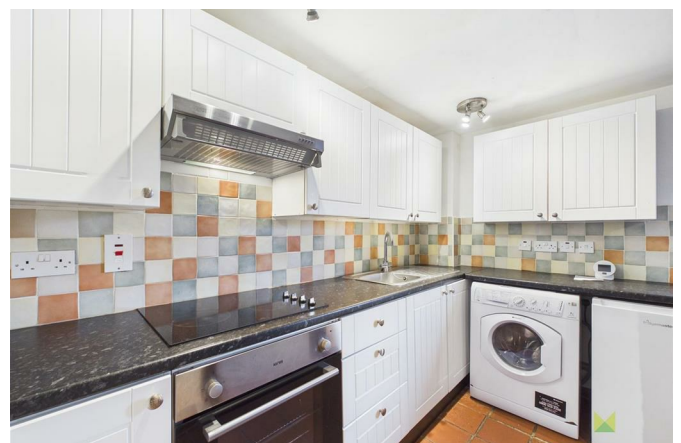
SY5 8HY



2 Bedroom Barn Conversion
Offers In The Region Of £200,000

The features

- UNIQUE COURTYARD LOCATION
- GOOD SIZED L-SHAPED LOUNGE/DINING ROOM
- 2 BEDROOMS AND BATHROOM
- ALLOCATED PARKING
- VIEWING HIGHLY RECOMMENDED
- CHARMING 2 BEDROOM MEWS HOME
- KITCHEN WITH OVEN AND HOB
- COURTYARD STYLE GARDEN FOR EASE OF MAINTENANCE
- LOVELY SEMI RURAL LOCATION WITH OPEN VIEWS
- EPC RATING C



*** CHARMING 2 BEDROOM MEWS HOME ***

A unique opportunity to purchase this charming two bedroom home with exposed beams and timbers - being perfect for first time buyers or those looking for a lock up and go.

Occupying an enviable courtyard location in the heart of Lea Cross which is a short drive from neighbouring villages of Hanwood and Pontesbury and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance, L-shaped Lounge/Dining Room, Kitchen with oven and hob, 2 Bedrooms and Bathroom.

The property has the benefit of central heating, courtyard garden and allocated parking.

Offered for sale with no upward chain, viewing recommended.

Property details

LOCATION

Occupying an enviable courtyard location in the heart of Lea Cross which is a short drive from neighbouring villages of Hanwood and Pontesbury and for commuters ease of access to the A5/M54 motorway network.

ENTRANCE HALL

Replacement double glazed door to Entrance Hall with useful storage cupboard, radiator.

LOUNGE/DINING ROOM

A generous sized L-shaped room.

The Lounge has windows to the front and rear, feature brick chimney breast with point for fire, media point, radiator.

Dining area with feature exposed timbers and opening to

KITCHEN

which is fitted with range of white fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of units incorporating cupboards and drawers with work surfaces over and having space for washing machine and fridge freezer. Inset 4 ring hob with oven and grill beneath and extractor hood over, tiled floor.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

BEDROOM 1

a generous double room with window to the rear, feature ceiling timbers, radiator.

BEDROOM 2

Another generous room with feature ceiling timbers, window to the front.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator and velux roof light.

OUTSIDE

The property occupies an enviable courtyard location and approached over driveway with allocated parking.

To the front of the property is a large paved forecourt area ideal for outdoor dining and entertaining.

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 mains gas, water and electricity are connected. Drainage is to a septic tank shared with four other properties.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - 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.

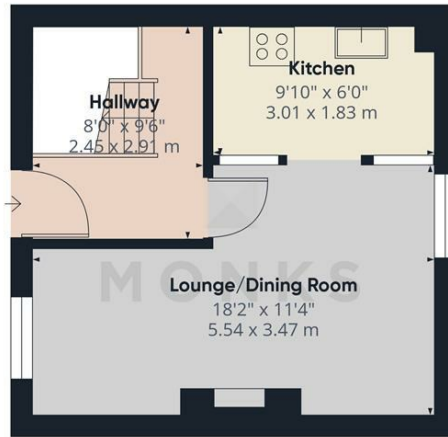
NEED TO CONTACT US

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

Beringar Cottage The Lea, Lea Cross, Shrewsbury, SY5 8HY.

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Floor 0



Floor 1



Approximate total area⁽¹⁾
583 ft²
54.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	86

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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