



Helping *you* move



The Old School House, Kynnersley, TF6 6DX

An excellent opportunity to purchase a Beautiful Converted School House situated in a very pretty village with views across open countryside towards The Wrekin and having substantial extended Five Bedroom accommodation, large Gardens and Plenty of Parking.

Offers in the Region of
£695,000

The Old School House, Kynnersley, TF6 6DX

Overview

- Beautiful Victorian School Conversion
- Superb Sitting Room
- Large Dining Room
- Snug Sitting Room, Office
- Feature Hallway
- Impressive Kitchen/Dining and Utility Extension
- Eco Friendly Bio Fuel Heating System
- Five First Floor Bedrooms
- En-Suite and Family Bathroom
- Large Gardens and Garage
- Parking
- Council Tax Band F
- EPC Rating F



BRIEF DESCRIPTION

A beautifully converted former School House situated in the charming rural village of Kynnersley. Offering stunning views and retaining lovely original features throughout, the property offers exceptionally generous living space including Three Reception Rooms with the Main Sitting Room, former school room boasting a beautiful fireplace.

There is also a modern and impressive Kitchen/Breakfast Room with high spec features such as Quartz work surfaces. Upstairs there are Five good sized bedrooms, Two with their own En-suite as well as a family Bathroom. Externally, the Garden is well established and beautifully maintained with a variety of borders, paths, fruit trees as well as lawns and an ornamental pond. There is also Parking for several vehicles.

LOCATION

The property is located within the extremely popular village of Kynnersley. The village is conveniently located for commuting to Telford, with its comprehensive range of shopping, leisure and employment facilities. The smaller centre of Newport is also a short distance away, which provides a range of local facilities.

The property is conveniently situated approximately 2 miles from A518 providing easy access to the West Midlands road network in particular the M6 to the North and M54 to the South and within easy commuting distance of Telford, Stafford, Cannock, Newport, Shrewsbury and Wolverhampton.

AGENTS NOTE: The orchard land to the rear of the garden is being retained by the present owner of The Old School House and intends to apply for planning permission to build a single detached 2 storey dwelling.



Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that mains drainage is available together with electricity and water and a Bio Fuel heating system. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY:

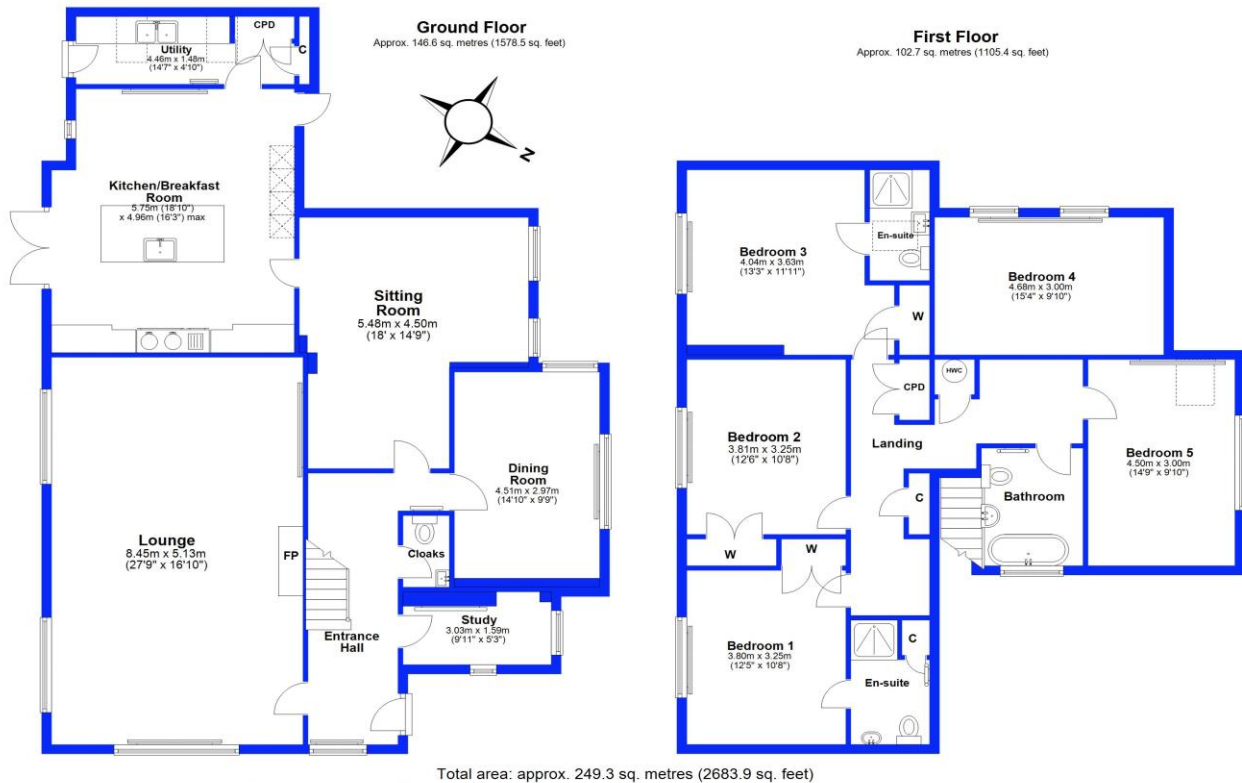
Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From Newport proceed out on the Wellington Road following the sign for Telford, proceed along straight over the Lilleshall roundabout and take the second turning right sign posted to Horton, continue along until reaching the island at the back of the MOD sight, proceed straight over, continue along passing Hoo farm and upon entering Preston Upon The Weald moors turn right sign posted Kynnersley, continue along for approximately a mile, where the property will be seen on the left hand side, just after entering the village of Kynnersley.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

The Old School, Kynnersley, Telford



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.
Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ
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Email: newport@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.