



Grove Farmhouse Preston Brockhurst, Shrewsbury, SY4 5QA

A detached farmhouse offering versatile accommodation with the option of an adjoining paddock approx 0.77 acre. AVAILABLE NOW



- AVAILABLE NOW
- Large detached farmhouse
- Versatile accommodation
- Large garden
- Garaging and Office space
- Paddock available by separate negotiation

DESCRIPTION

A particularly spacious detached farmhouse with versatile accommodation, including a large yard area, garaging and office space. The accommodation comprises rear entrance, utility room with a separate stair case leading to 5th bedroom and en-suite shower room. Kitchen- dining room, downstairs WC, living room with log burner, dining room with log burner, playroom, stairs leading to 4 further bedrooms, the master bedroom with en suite shower room, bedroom 2 with ensuite shower room, bedroom 3 & 4 both with wash hand basins. Family bathroom and separate WC.

The property is approached through stone pillars leading through to a large concrete yard with garaging and sperate office space. To the rear of the property the gardens are laid to lawn and consist of shrubs and trees. There is an option to rent an adjoining paddock, approx 0.77 acres by separate negotiation.

what3words pouch.mashing.clattered

GENERAL REMARKS

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



01743 236444

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
Email: shrewsbury@hallsgb.com



2 Reception Room/s



5 Bedroom/s



3 Bath/ shower room/s

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

TERMS OF LEASE

Available on an assured shorthold tenancy - minimum of 6 months. A security deposit of £2076 (5 weeks) will be required to be held by the DPS.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236444. Email: shrewsbury@hallsgb.com

Energy Performance Ratings

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	



IMPORTANT NOTICE: Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.