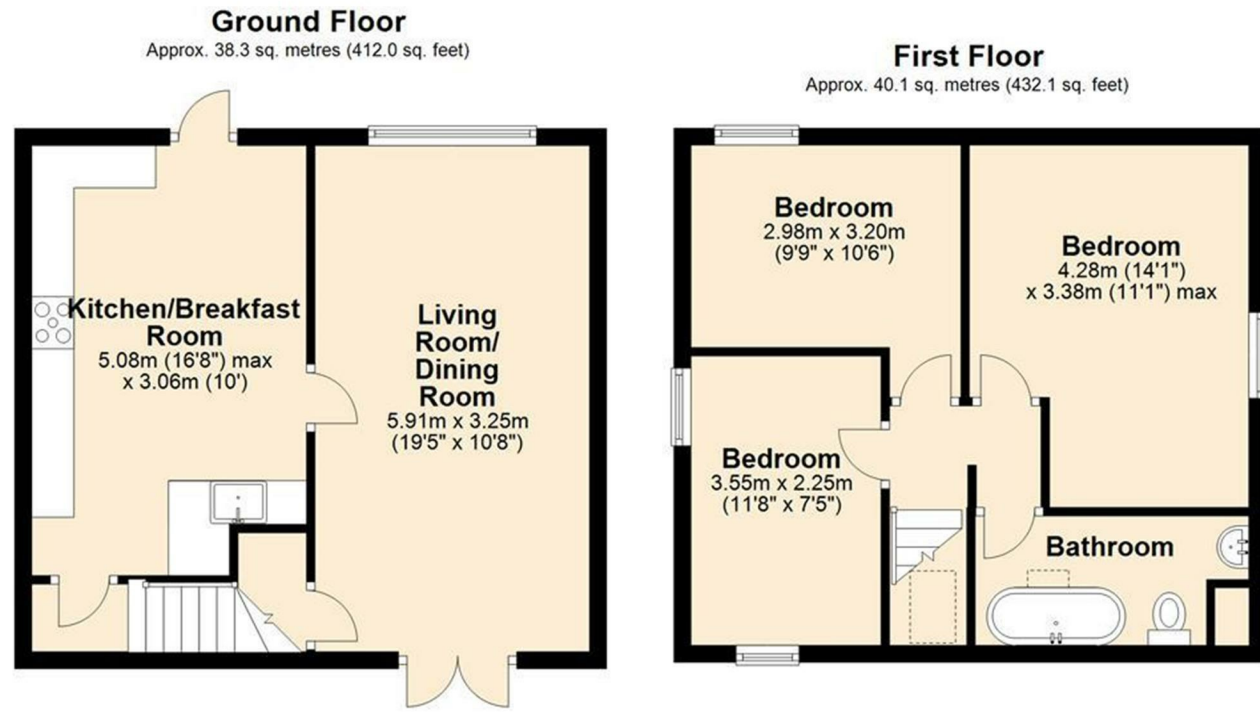


FOR SALE

The Granary Buildwas, Telford, Shropshire, TF8 7DA



Total area: approx. 78.4 sq. metres (844.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

FOR SALE

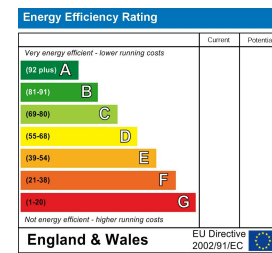
Offers In The Region Of £425,000

The Granary Buildwas, Telford, Shropshire, TF8 7DA

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



\*\*\* NO CHAIN \*\*\* If you're a keen gardener and have a love for character properties, this immaculately presented barn conversion could be your forever home.



01952 971800

Telford Sales

E: telford@hallsgb.com



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.



MILEAGES: Telford - 6 Miles, Ironbridge - 2 Miles, Shrewsbury - 12 Miles. All mileages are approximate.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- NO CHAIN
- Beautiful Gardens
- Barn Conversion
- Period Features
- Double Bedrooms
- Immaculately Presented

**SITUATION**

Located in the picturesque village of Buildwas, the property is situated down a private road which leads up to the farm that the barn was once a part of. Buildwas is ideally located for access to Ironbridge Gorge, and the town centres of Telford and Shrewsbury are just a short drive away.

**DIRECTIONS**

From Shrewsbury, take the B4380 road through Atcham, taking the first right turning onto the B4380 road for Ironbridge. Follow this road through the village of Leighton, then on reaching Buildwas take the first left after the speed limit sign and follow the slip road around to the right. Take a left turn into Church Farm and the driveway to The Granary can be found on the left hand side.

**GROUND FLOOR**

**LOUNGE/DINER**

This bright and airy room benefits from dual aspects, with floor-to-ceiling windows on one side, and French doors leading to the patio on the other. There are exposed beams with engineered oak flooring, along with wooden shutter blinds to create a cosy and inviting space. Storage options are available in the cupboard which is underneath the staircase, and there are rustic grange ledged doors adding to the character on offer.

**KITCHEN/BREAKFAST ROOM**

Seamlessly incorporating traditional and modern features, the kitchen/breakfast room provides a great space for the home cook, with a wide range of wall and base units, an electric Bellina Range double over, built-in appliances (dishwasher, washing machine, fridge and freezer), larder, solid wooden worktops, Belfast sink with drainer, and a large bespoke oak door allowing plenty of light into the room.

**FIRST FLOOR**

**BEDROOM 1**

A Large double bedroom with vaulted ceiling, exposed beams, engineered oak flooring, rustic grange ledged doors and ample space for bedroom furniture.

**BEDROOM 2**

A further double bedroom with vaulted ceiling, exposed beams, engineered oak flooring, rustic grange ledged doors and floor-to-ceiling windows.

**BEDROOM 3**

A further double bedroom with vaulted ceiling, exposed beams, engineered oak flooring, rustic grange ledged doors, dual aspects, and a bespoke fitted double bed.

**BATHROOM**

A three-piece-suite comprising roll-top bath with hand-held shower, wash-hand basin and W.C. with heated towel rail and a convenient storage cupboard that could be converted into a shower cubicle if required.

**EXTERNAL**

Adorned with colour and offering a large flat lawned area, the garden is the star of the show! There are different areas to enjoy, including a terrace with a greenhouse, Dutch shed with electricity, and a raised decking area with summer house creating a wonderful external space at all times of the year. There is also a tree-lined driveway as you approach the property, with a parking area for several vehicles.

**SERVICES**

Mains water, mains electricity, sewage treatment tank, and oil-fired central heating.

**DECLARATION**

I CONFIRM THAT I HAVE CHECKED ALL THE DETAILS IN THESE PARTICULARS AND THEY ARE CORRECT IN ALL RESPECTS  
SIGNED  
DATE