



Roger
Parry
& Partners

6 Manor Farm Barns, Leebotwood,
Church Stretton, SY6 6NA



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Offers In The Region Of £390,000

A recently constructed, detached house situated in a central location in the village of Leebotwood. The village is conveniently located half way between Shrewsbury and Church Stretton, both only approximately a 15 minute drive away. The accommodation briefly comprises; entrance hall, downstairs WC, through sitting room with log burner, open plan kitchen/dinner, and a utility room. On the first floor there are three good sized double bedrooms, one of which has an ensuite shower room, and a family bathroom.

The property has the added benefit of gas heating and double glazing, as well as a detached, brick built, garage together with further good off-road parking. The property is part of a small development which consists of three modern houses, five barn conversions, and the original period farmhouse and cottage.

**ACCOMMODATION COMPRISING:
(ALL MEASUREMENTS ARE APPROXIMATE)**

Panel front door with leaded glass inlay and chrome fittings to:

ENTRANCE HALL 9' 6" x 6' 0" (2.9m x 1.83m)

With wood effect laminate flooring, double power point, central light point, and staircase leading to first floor. Door to:

DOWNSTAIRS CLOAKROOM

With modern suite comprising, WC, vanity wash hand basin with storage cupboard under, double glazed opaque glass window to the front, wood effect laminate flooring.

Entrance hall gives access to:

THROUGH SITTING ROOM 19' 0" x 11' 4" (5.79m x 3.45m)

With wood effect laminate flooring with under-floor heating, extensive power points, TV aerial sockets, fire recess suitable for log burner, double glazed windows to the front and side with further double French doors leading to private rear gardens. Service door to kitchen/dining room.

From entrance hall, door to:





KITCHEN/DINING ROOM 19' 8" x 12' 5" (5.99m x 3.78m)

Fitted with range of shaker style units comprising one and a half bowl, resin, single drainer sink unit set into a peninsula granite effect worktop with built in dishwasher below and range of base units. Further matching worksurface to one wall with further range of cupboards and drawers incorporating electric ceramic hob with stainless steel extractor hood above, built in, electric, double oven set into housing with storage cupboards and drawers above and below, built in fridge freezer alongside, wood effect laminate flooring with underfloor heating, ample power points, range of recess spotlights, door to useful understairs storage cupboard, large double glazed window to the rear with further double French doors leading out to the side. From kitchen, glazed and wooden door to:

UTILITY ROOM 8' 1" x 5' 7" (2.46m x 1.7m)

With range of matching Shaker style units consisting of single drainer, resin sink set into laminate work surface with double base units under, space for tumble dryer, range of eye level cupboards above, further work surface to adjacent wall with space and plumbing for automatic washing machine under and further

eye level cupboard above enclosing gas fired boiler (supplying domestic hot water and central heating), wood effect laminate flooring, extractor fan, power and lighting points, service door to the side with built in leaded glazed window. From entrance hall, stairs with handrail leading to:

LANDING

With double power point. Landing gives access to bedroom accommodation comprising:

BEDROOM ONE (REAR) 13' 11" x 11' 5" (4.24m x 3.48m)

With radiator, power and lighting points, TV aerial, built in walk-in wardrobe with hanging rail and top shelf, double glazed window to the rear overlooking gardens and fields beyond. Door to:

ENSUITE SHOWER ROOM

With shower cubicle with glazed sliding door and fitted shower unit with double head, vanity wash basin with storage cupboards under, WC, radiator, wood effect vinyl floor covering, range of recess spotlights, uPVC double glazed window to the front.

BEDROOM TWO (REAR) 12' 4" x 11' 5" (3.76m x 3.48m)

With radiator, power and lighting points, TV aerial, range of built in storage cupboards to one wall, uPVC double glazed window to the rear.

BEDROOM THREE (FRONT) 11' 0" x 9' 0" (3.35m x 2.74m)

With radiator, power and lighting points, TV aerial, built in double wardrobe with hanging rail, double glazed window to the front.

FAMILY BATHROOM 8' 2" x 6' 9" (2.49m x 2.06m)

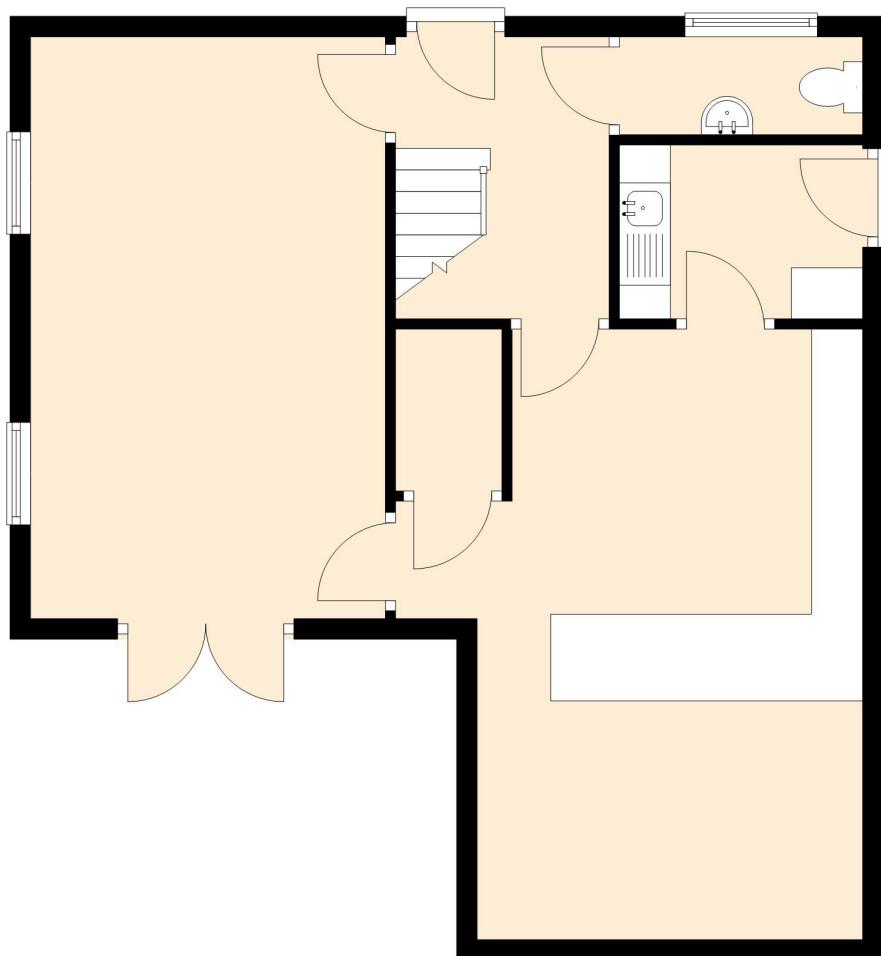
Fitted with white suite comprising one panelled bath with fitted double headed shower attachment above, glazed side screen, vanity wash basin with cupboard under, chrome ladder style radiator, wood effect laminate flooring, extractor fan, range of recess spotlights, double glazed opaque glass window to the side.

OUTSIDE FRONT

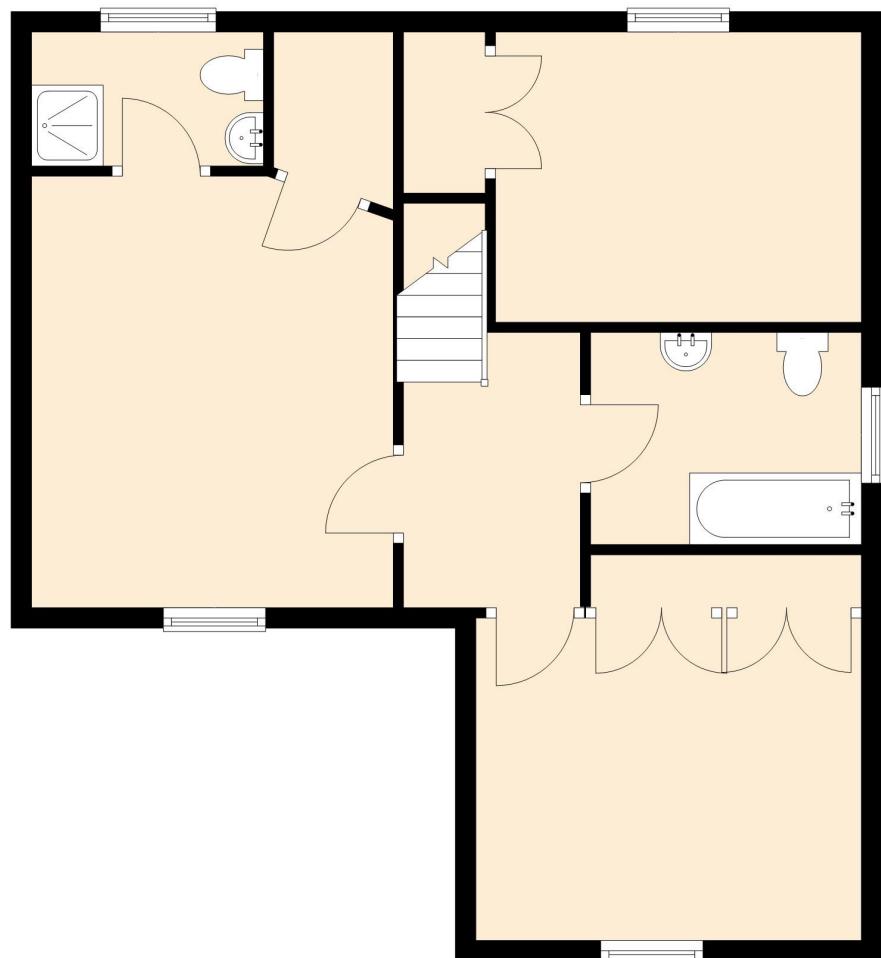
The property is approached over private, shared, tarmac driveway leading onto good sized, tarmac, double width, forecourt providing good off-road parking for up to three cars and giving access to:

Floor Plan
(not to scale - for identification purposes only)

Ground Floor



First Floor



DETACHED BRICK BUILT GARAGE 18' 0" x 8' 4" (5.49m x 2.54m)

With wooden up-and-over door, concrete floor, power and lighting points, window to the rear, service door to the side.

Separate pedestrian access leads onto wide, paved, pathway leading up to front porch with good sized lawns set to either side, enclosed by a variety of brick and stone walling. Wide, paved pathway set to the left of the property leads round to the rear with further lawned area situated to the right-hand side.

REAR GARDENS

From French doors of sitting room and dining area out onto paved sun patio with further paved pathway extending across the remaining width of the property. Rear gardens are laid to lawns and enclosed by a variety of wooden fencing. Further good-sized lawn area situated to the rear of the garage and far side, range of outside lighting with outside hot and cold-water tap.



General Services: Mains Gas Central Heating, Mains Water

Metered, Mains Electricity, Private Drainage.

Local Authority: Shropshire County Council

Council Tax Band: E

EPC Rating: TBC

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury, take the A49 south towards Ludlow. On reaching the village of Leebotwood, continue on passed The Pound public house and after a short distance the property can be seen on the left-side indicated by the for sale sign. If you take the turning just before, then the turning immediately right onto the small private drive serving the three modern properties.

Viewing arrangements:

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Welsh Bridge, Shrewsbury, SY3 8LG

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.