

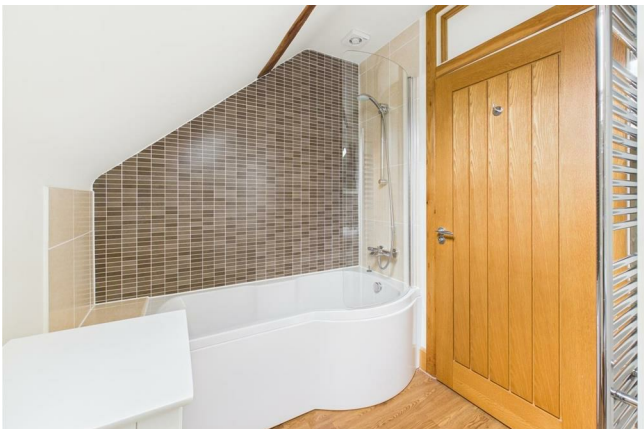




The Granary, Fitz, Bomere Heath, Shrewsbury, SY4 3AS Offers In The Region Of £360,000

How many properties can say they come with it's own castle? This charming Grade 2 listed barn conversion has the remains of an early Medieval Motte in the rear garden. This raised mound enjoys lovely elevated views over the surrounding countryside.

The property has been converted to a extremely high standard offering quality contemporary accommodation briefly comprising: large open plan kitchen/ living area, two good sized double bedrooms and family bathroom. The property has the benefit of LPG gas central heating, wood framed double glazing and off-road parking for up to four cars. The rear gardens are of particular note, incorporating a Medieval Motte and run to a good size. The gardens are enclosed by wooden fencing and enjoy a lovely open outlook over the surrounding field. The property is conveniently, situated only a short 15 minute drive into Shrewsbury.



Accommodation Comprising:

Glazed and wooden front door leads to:

Open Plan Kitchen/Living Area

27'0 x 13'10 (8.23m x 4.22m)

LIVING AREA: With log burner set to raised hearth, radiator, TV aerial socket, door to useful under stairs storage cupboard, ample power and lighting points, feature full length wood framed double glazed windows to the front.

KITCHEN AREA: Fitted with range of modern shaker style units, built-in ceramic single drainer sink unit, set into wooden worktops, extending to 2 wall sections with further peninsula work surface. Range of cupboards and drawers under, built-in dishwasher, freestanding electric cooker (included in sale) with built-in stainless steel extractor hood above, built-in fridge freezer. Ample power and lighting points, wood framed double glazed window to the front. Service door providing access to the rear gardens.

Staircase leads to:

First Floor Landing

9'6 x 2'10 (2.90m x 0.86m)

With skylight. double power point, cupboard enclosing LPG gas fired boiler.

Landing gives access to bedroom accommodation comprising:

Bedroom One

8'8 x 14'0 (2.64m x 4.27m)

With radiator, range of exposed timbers, power and lighting points, wood framed double glazed window to the front, further low-level door with Juliet balcony overlooking gardens to the rear.

Bedroom Two

8'9 x 11'9 (2.67m x 3.58m)

With radiator, power lighting points, range of built-in wardrobes to one wall, wood framed double glazed window to the front.

Bathroom

9 x 6'4 (2.74m x 1.93m)

Fitted with modern suite comprising: P shaped panel bath with shower attachment over, wash hand basin and WC.

Outside Front

Large gravel forecourt situated to the front of the property, providing off-road parking for up to 3/4 cars. Outside water tap and outside lighting. Wooden gate to the side gives access to rear gardens via gravelled path with log store set to one side.

Rear Gardens

Gravelled path extends across the width of the property, with steps up to paved patio which can also be accessed from the kitchen service door. Gardens are laid to extensive lawns, the Motte gives lovely elevated views over surrounding fields and countryside in the distance. Range of outside lighting. The rear gardens run to a good size and are enclosed by variety of wooden fencing.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water services are connected. The property has LPG gas central heating and a septic tank. We understand the Broadband Download Speed is: Basic 4 Mbps & Superfast 1800 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquiries.

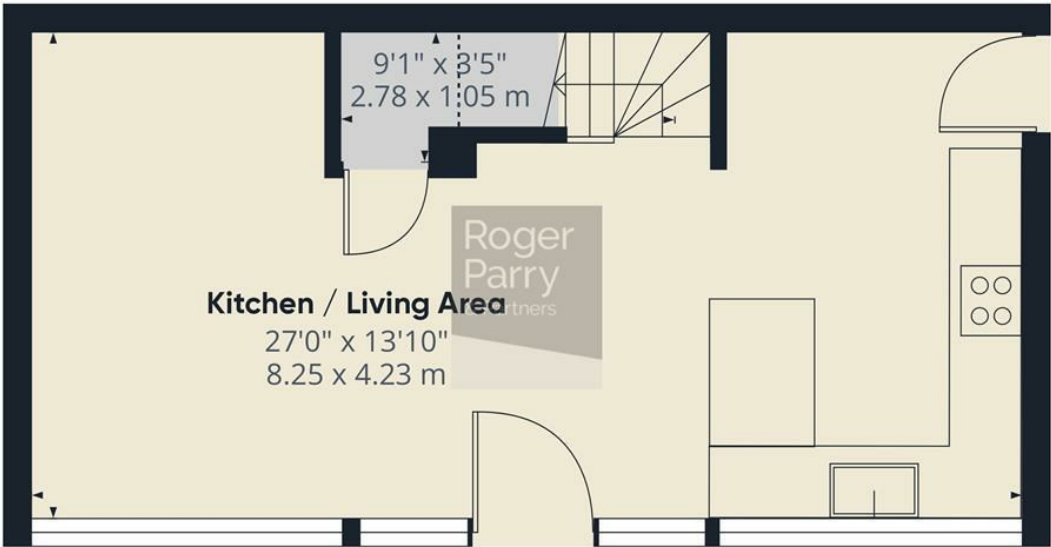
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

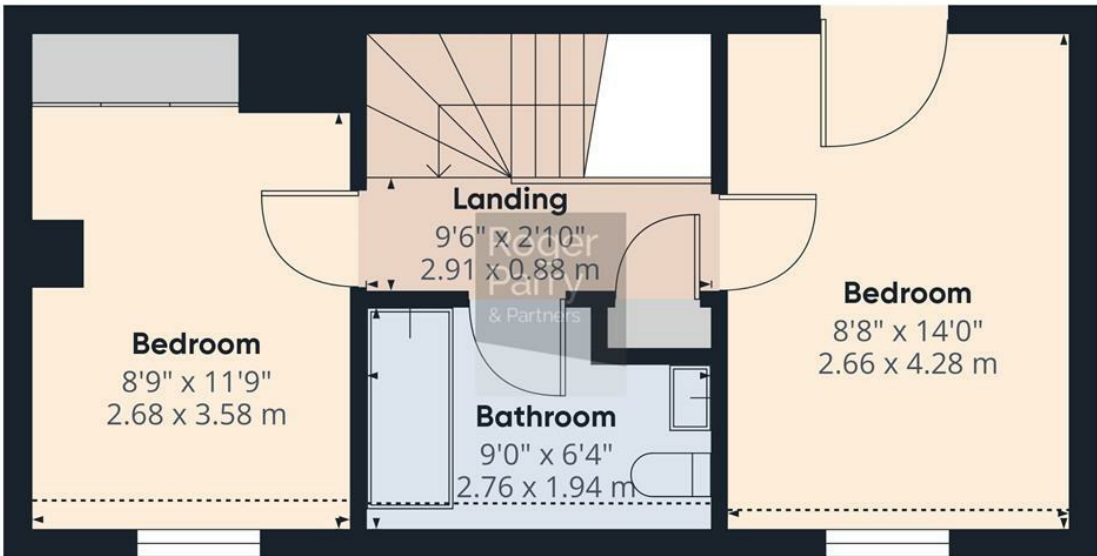
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

685.02 ft²
63.64 m²

Reduced headroom

24.36 ft²
2.26 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: D

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 B4380 to Montford Bridge Road. On reaching the village go over the river bridge taking the next turning immediately right. Follow the road through Forton Heath until you come to a sharp left-hand bend. Turn right on the bend and after a short distance you'll come to a crossroads. Turn right at the crossroads and continue into the hamlet of Fitz. Just before you get to the church turn left immediately after the sandstone cottage which takes you into the Manor Farm Barns. The Granary is the first property situated on the left-hand side indicated by the sale sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

**Roger
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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 a 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.