



SAMUEL WOOD

The Annexe, Meadow Farm Clee St. Margaret, Craven Arms, Shropshire, SY7 9DT

£625 PCM



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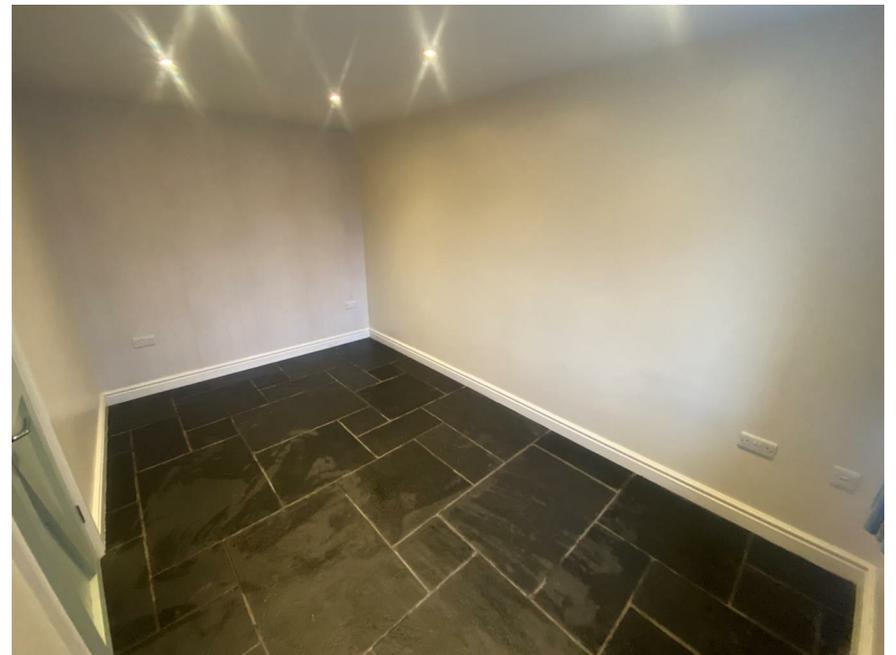
Charming 1-bed barn conversion in rural South Shropshire. Open-plan lounge/kitchen, modern bathroom, loft storage, LPG underfloor heating, parking for 2, and a small garden.



Rurally located and surrounded by beautiful rolling South Shropshire countryside, lies this 1 bedroom barn conversion with accommodation benefiting from double glazing and lpg gas underfloor heating to an L shaped open plan lounge/kitchen, double bedroom and modern bathroom, useful loft storage area, off road parking for 2 cars and small garden. The kitchen comes with built in hob and oven.

## PLEASE NOTE THE FOLLOWING:

- The washing machine (visible in the photos) is not supplied with the property.
- Water is supplied via a shared connection and charged at £25 pcm, added to the rent (making the rent £650 pcm including water).
- Electricity is metered separately and billed monthly based on usage at supplier rates.
- The property is connected to a waste treatment plant—only ECO-friendly cleaning products should be used (no bleach).







## Directions

Available on a min 12 months tenancy  
Unfurnished.  
No smoking/vaping.  
Pets considered (well behaved pets only)  
EPC - D  
Council Tax Band – A  
Utilities (lpg gas, mains electric, mains water, private drainage)  
Parking situation – off road parking for 2 vehicles

### DIRECTIONS:

From Ludlow proceed along Henley Road to the by-pass crossing straight over the roundabout signposted Kidderminster and Bridgnorth. After about a mile turn left onto the B4364 signposted Bridgnorth. Carry on for about 4 miles and turn left signposted Stoke St Milborough. Carry on along the country lane and go through Stoke St Milborough. Continue proceeding along the lane until you arrive at a sign right for Clee St Margaret Village Hall (there is a notice board at this junction) - do NOT take this right turn, but continue on for approx. 100 yards and then turn right down the lane signed Meadow Farm. Continue along the lane and the property is the last one on the right hand side.

### WHAT3WORDS:

///activates.valley.finalists







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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