

The Tythe Walford Barns, Baschurch, Shrewsbury,  
Shropshire. SY4 2HI

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**Offers In The Region Of £189,995**

Viewing: strictly by appointment  
through the agent



A beautifully presented, deceptively spacious and instantly appealing one double bedroom Grade II Listed mid terrace barn conversion, which offers modern interior throughout. This select development is situated within Walford and within close proximity to Baschurch having an excellent variety of local amenities and highly regarded schooling and is well placed for easy access to the county town of Shrewsbury and A5 linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Modern open plan lounge/diner/kitchen, first floor landing area, large double bedroom, attractive ensuite bathroom, landscaped low maintenance rear enclosed gardens, allocated car parking space, additional visitor parking, double glazing, electric heating.

The accommodation in greater detail comprises:

Double glazed entrance door with double glazed windows to side gives access to:

**Lounge/diner/kitchen**

16'5 x 13'11

The lounge/diner area comprises: Double glazed door giving access to rear gardens with double glazed windows to side, feature wall with exposed beams, TV, SKY and telephone points, wall mounted electric heater, wood effect flooring.

The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, integrated oven with four ring electric hob and concealed cooker canopy over, integrated washing machine, space for fridge, fitted worktop with inset sink drainer unit with mixer tap over, wood effect flooring, understairs storage cupboard.

From lounge/diner/ kitchen stairs rise to:

**First floor landing area**

Access is then given to:

**Large bedroom**

16'8 max reducing down to 11'0 x 13'7

Having double glazed windows to front and rear, feature wall with exposed timbers, exposed beams to ceiling, loft access (the loft is fully boarded with integrated loft ladder).

From bedroom door gives access to:

**Ensuite bathroom**

Having a modern three piece suite comprising: panel bath with mixer shower over, glazed shower screen to

side, low flush WC, wash hand basin with mixer tap over, double glazed windows to front, tiled floor with underfloor heating, wall mounted heated towel rail, mirror fronted bathroom cabinet, recessed spotlights and extractor fan to ceiling.

**Outside**

To the front of the property there is a allocated car parking space plus additional visitor parking nearby.

**Rear gardens**

To the rear there is a landscaped rear garden which comprises: Indian sandstone paved patio area, decked section, barked areas, raised beds with inset shrubs, plants and bushes. The rear gardens are enclosed by fencing.

**AGENTS NOTE**

The management fee for the up keep of the development/communal areas is £354.00 per annum.

**Services**

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND A**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only

and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

**FLOORPLANS**

**Ground Floor**



**First Floor**

