



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Stonecrop, Stanton-Upon-Hine-Heath, Shrewsbury
SY4 4LR**

£425,000 Region

To view this property please call us on **01743 236 800** Ref: C7563/WM/KQ

A unique, spacious, three bedroom end terraced barn conversion with an abundance of charm and character.

This unique three bedroom end terraced barn conversion offers spacious characterful accommodation briefly comprising; entrance porch, kitchen/breakfast room, utility room, cloakroom, living room/dining room and study area, garden room/conservatory. Master bedroom with en suite bathroom, two further bedrooms and shower room. Large, immaculately kept rear garden. Two parking spaces. The property benefits from LPG gas (storage tank away from the property) and many of the external and ground floor windows and doors are double glazed and lockable.

The property occupies a quiet and secure location in the popular village of Stanton-Upon-Hine-Heath with an active village hall, public house, village community website and a church, while also being within a short travelling distance of Shawbury, where there are a range of excellent amenities. The property is approximately 10 miles north of Shrewsbury, while also being well placed within reach of Telford, Market Drayton and Wem.



INSIDE THE PROPERTY

ENTRANCE PORCH

Window

KITCHEN / BREAKFAST ROOM

13'3" x 15'9" (4.04m x 4.79m)

Fitted with a range of matching wall and base units with wooden worktops over

Built in Bosch double oven and Bosch hob with extractor hood

Built in fridge and dishwasher

UTILITY ROOM

17'6" x 8'0" (5.33m x 2.44m)

Window and door to front of property

Understairs storage

Range of wall and base units

Side door access to garden

CLOAKROOM

Wash hand basin, wc

LOUNGE / DINING ROOM

20'10" x 20'3" (6.36m x 6.17m)

Feature LPG gas fireplace

Door to garden room / conservatory

STUDY AREA

3'11" x 12'0" (1.19m x 3.67m)

GARDEN ROOM / CONSERVATORY

16'1" x 7'11" (4.91 x 2.43)

Double doors to garden

Side door

STAIRCASE rising to FIRST FLOOR LANDING with access to limited boarded roof space.

BEDROOM 1

12'2" x 12'5" (3.70m x 3.79m)

Feature ceiling beams

Skylight

Under eaves storage

EN SUITE BATHROOM

Feature ceiling beams

Panelled bath

Wash hand basin, wc

Access to large under eave storage/wardrobe space

BEDROOM 2

14'6" x 9'0" (4.43m x 2.75m)

Portal window

BEDROOM 3

14'6" x 9'4" (4.43m x 2.84m)

Portal window to the front

Feature ceiling beam

FAMILY SHOWER ROOM

Large shower cubicle

Wash hand basin set to vanity unit, wc

Feature ceiling beam

OUTSIDE THE PROPERTY

WORKSHOP & GARDEN SHED

16'0" x 7'0" (4.88m x 2.13m)

The property is approached over a spacious driveway providing parking for 2 cars, enclosed by wooden fencing.

Good sized immaculately kept private and secure rear garden, laid to lawn with paved patio area and further circular paved area, providing ideal seating area with a range of mature flower and shrub borders. Further paved area with garden store shed/workshop with power and lighting.

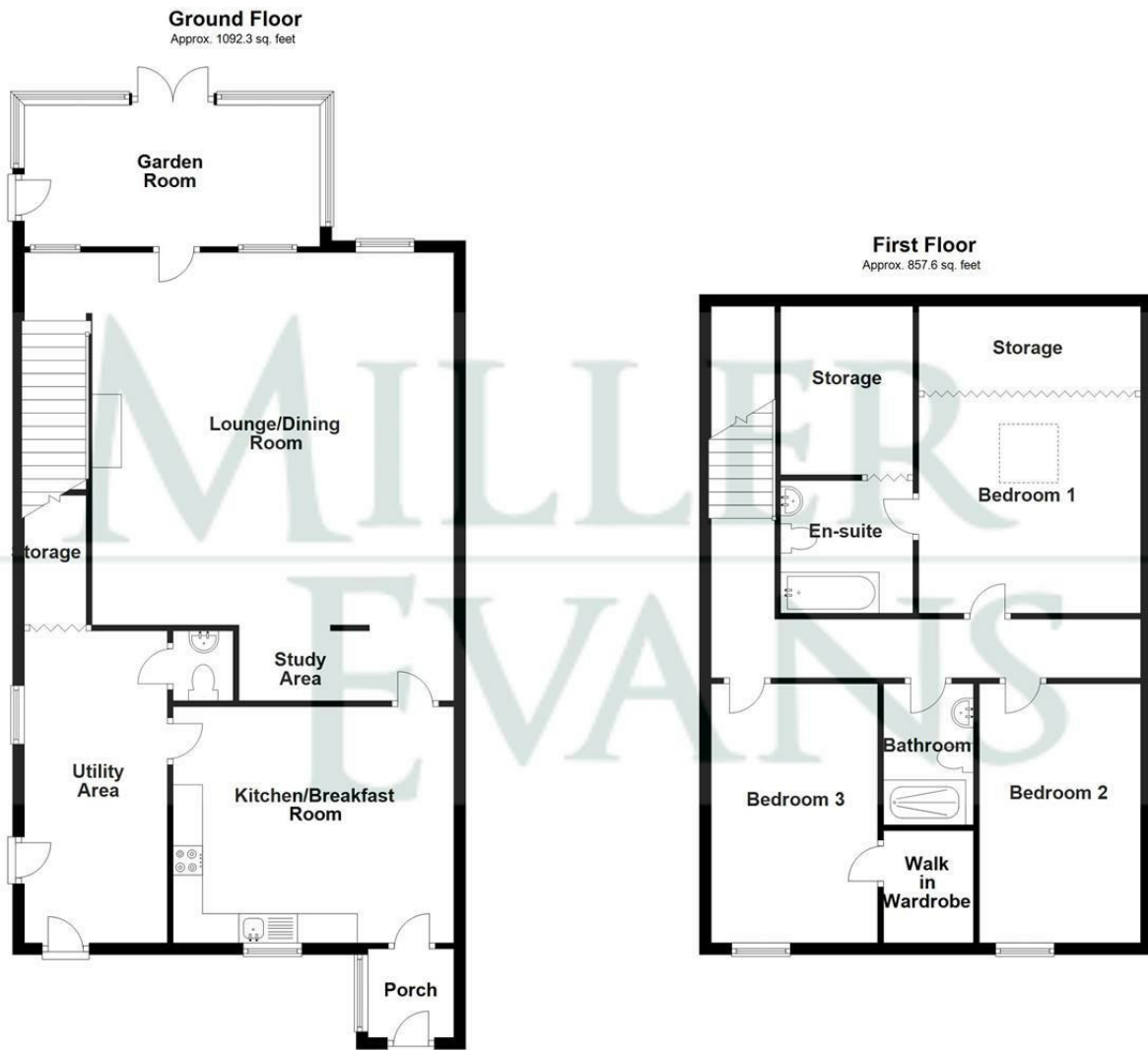








FLOOR PLANS ...



Total area: approx. 1949.9 sq. feet

Illustration For Identification Purposes Only, Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A53 to Shawbury. At the traffic lights, turn left onto the B5063. Continue through Morton Corbet and turn right (signposted to Stanton). Continue along Moreton View, past The Stanton Arms and Booley Lane and take the next left into the development where the property will be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



SERVICES

We understand that mains water, electricity, drainage are connected. LPG gas.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



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Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
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