





**Cherry Tree Barn, Boreton, Cross Houses, Shrewsbury, SY5 6HJ
Offers In The Region Of £270,000**

A deceptively spacious, two-bedroom barn conversion conveniently located on the outskirts of Shrewsbury. With beautiful walks and cycle routes close by, yet quick access to Shrewsbury and the A5 is available within 10 minutes. Neighbouring villages of Cross Houses and Conover offer a selection of local amenities including shop, school, petrol station and restaurants.

The accommodation briefly comprises of; Reception hall, living room, kitchen diner, cloakroom, two bedrooms, and a four-piece bathroom. The property comes with off-road parking and a garage. The rear garden has been landscaped to include a patio area, a lawn space, and floral beds.



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ENTRANCE HALL

7'6" x 9'5" (2.29 x 2.86)

With wooden floor and radiator. Doors to WC, Lounge and Kitchen.

CLOAKROOM

Fitted with WC and wash hand basin. Wooden flooring.

LOUNGE

17'6" x 15'3" (5.33 x 4.64)

With wooden flooring, window to front and patio doors to rear garden. Radiator.

KITCHEN BREAKFAST ROOM

12'11" x 10'5" (3.94 x 3.18)

Fitted with a range of wooden base units with granite worksurfaces over and Belfast sink with taps. Matching range of eye level units and open display cabinet. Space for cooker, housing Oil central heating boiler (replaced during December 2023), radiator, inset ceiling lights and window to rear.

Stairs rise from Entrance hall to First floor landing with radiator and exposed beam.

BEDROOM ONE

18'7" x 11'11" (5.66 x 3.62)

With feature exposed ceiling beams, vaulted ceilings and radiator.

BEDROOM TWO

12'11" x 10'8" (3.94 x 3.25)

With exposed ceiling beams, vaulted ceiling, Velux window and radiator.

BATHROOM

7'6" x 9'6" (2.28 x 2.90)

Fitted with a four piece suite comprising of low flush wc, wash hand basin, panelled bath and separate shower unit with glass door. Part tiled walls and tiled flooring, heated towel rail, Velux window and exposed ceiling beam with vaulted ceiling.

OUTSIDE

The property is accessed from a courtyard location where there is access to the GARAGE with twin timber doors. Inside the garage is the Oil tank. Parking is located in front of the garage and an additional space in courtyard. The property benefits from an enclosed rear garden which is mainly laid to lawn with floral and shrub borders, along with a paved patio and is fully enclosed with fencing.

GENERAL

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 are connected. There is Oil central heating and the drainage is connected to all five properties by a septic tank.

COUNCIL TAX BANDING

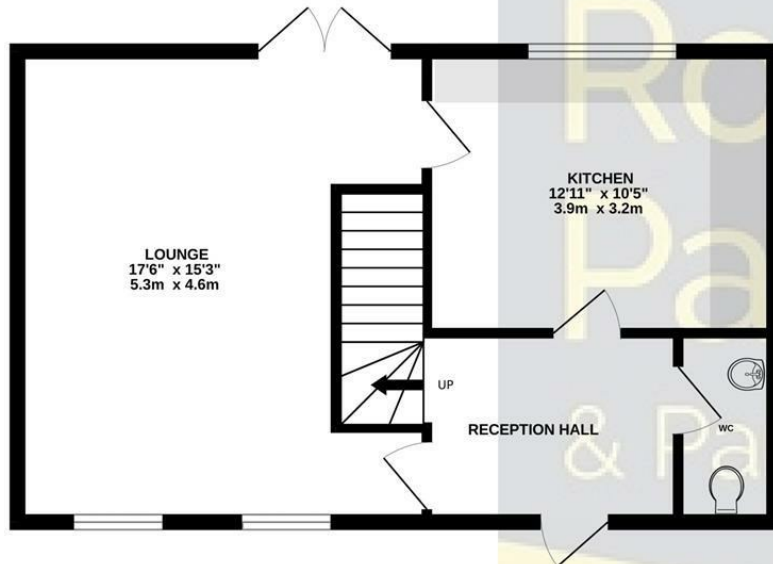
We understand the council tax band is D. We would recommend this is confirmed during pre contact enquires.

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

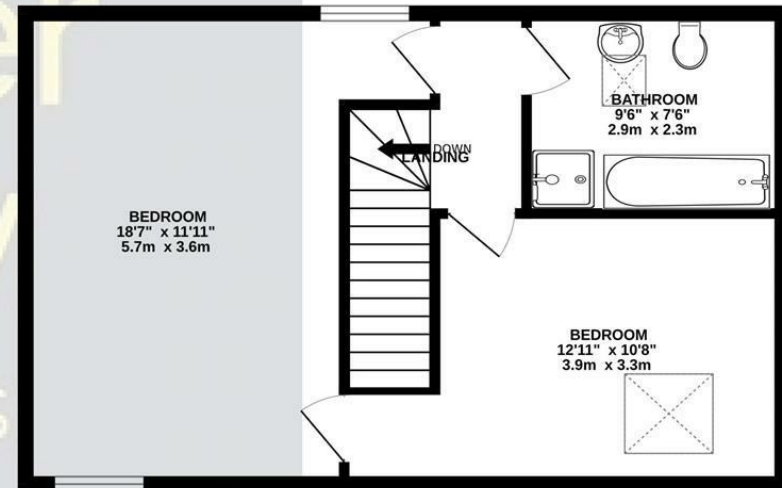
MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct 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
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Services:

Local Authority: Shropshire County Council

Council Tax Band: D

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:

Leave Shrewsbury via the A458, heading out towards Cross Houses. Prior to reaching Cross Houses, take the turning right, signposted to Pitchford. Continue along this road until you reach a junction where you turn left.

Continue along this road until you reach a sign for Boreton and Condover, turn right here. Follow the lane over the small bridge and up the hill. When you get to the top of the hill take the road to the left and you will see

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



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.