





**3 Manor Barns (Plot 1) Marche Lane, Halfway House, Shrewsbury, SY5 9DE
£485,000**

An impressive and newly converted three bedroom end barn conversion with a wonderful aspect and large garden, situated on a small select development of seven newly converted barns located adjacent to the historic Marche Manor, located in West Shropshire, just a short drive of approximately 20 minutes from Shrewsbury.

The barn conversions are situated around a central courtyard and are being converted by the well-known local company Castillion Homes who specialise in barn conversions.

Viewing by appointment via the selling agent.

The property has spacious well laid out accommodation comprising entrance hall, open plan reception area incorporating good size well fitted kitchen with a range built in appliances, dining/study area and sitting area incorporating log burner, rear hallway gives access to utility room and downstairs cloakroom together with staircase leading to 1st floor. Landing area gives access to 3 good sized bedrooms one of which has a ensuite shower room. The property is set in substantial gardens to the rear with adjacent double garage together with two further allocated parking spaces. The property comes with the benefit of air source central heating and Ev charging point. Please contact agents for a full list of specifications.

Reception Hall

10' x 4'4" (3.05m x 1.32m)

Open Plan Reception

incorporating Kitchen area, Dining/ Study area and Sitting area.

Kitchen

15'4" x 13'4" (4.67m x 4.06m)

Dining / Study

14'3" x 14' (4.34m x 4.27m)

Sitting Room

13'5" x 12'8" (4.09m x 3.86m)

Rear Hall

13'6" x 6'9" (4.11m x 2.06m)

Utility Room

12'0" x 6'3" (3.66m x 1.91m)

Principal Bedroom

13' 3" x 11'9" (3.96m x 3.58m)

With restricted headroom.

En Suite Shower Room

With restricted headroom.

Bedroom Two

9'6" x 9'3" (2.90m x 2.82m)

With restricted headroom.

Bedroom Three

9'6" x 8'8" (2.90m x 2.64m)

With restricted headroom.

Bathroom

With restricted headroom.

Double Garage

16'8" x 18' (5.08m x 5.49m)

Please contact the selling agents for details on Plots 3-7 at Manor Barns which will be available in the near future. These are a range of 2 - 4 bedroom homes.

General Notes**TENURE**

We understand the tenure is Freehold. Please note we understand there will be a maintenance charge for the communal grounds and services, please contact the selling agent for further information. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water are connected. The drainage is via a shared private system. We understand the Broadband Download Speed is: Standard 24 Mbps. Mobile Service: Limited/ Likely. 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 has not been set yet. 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.



General Services:

Local Authority: Shropshire Council

Council Tax Band: New Build

EPC Rating:

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.

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.