

# The Stables

## Weston Lullingfields Shrewsbury

### SY4 2AW



2 Bedroom House - Link Detached  
£1,500 PCM

#### The features

- A well designed and tastefully restored conversion
- Open plan living room / kitchen
- Additional reception room
- Two double bedrooms
- Generous gardens and parking
- A wealth of original features throughout
- Dining room
- Downstairs shower room
- Connecting bathroom
- Viewing highly recommended to truly appreciate



**A well designed and tastefully restored conversion retaining many original features and offering spacious and versatile accommodation with beautiful far reaching views over the surrounding countryside, situated on the outskirts of the sought after Village of Weston Lullingfields. Accommodation briefly comprises: Open plan spacious living room and kitchen, downstairs shower room, dining room and second reception room. On the first floor are two double bedrooms with a connected bathroom. To the outside is generous space with ample parking and wooden built double garage, patio area, lawn area and wild flower meadow.**

### **Property details**

The property is heated by underfloor heating to the ground floor and oil fired central heating to the first floor.

Double glazed doors leading to:

#### **OPEN PLAN LIVING ROOM / KITCHEN**

Living area

With wood effect flooring, Windows to front and side aspect welcoming natural light to filter through, central log burner set in attractive fireplace with dual aspect view from kitchen area and living area providing an eye-catching focal point to the room.

Kitchen area

With wood effect flooring and windows to both sides, fitted with a range of white wooden base units with wood effect worksurfaces over, inset one and half bowl stainless sink unit, built in electric oven with electric solid plate hob and extractor hood over. Provided for the tenants use are fridge / freezer, dishwasher and chest freezer. Telephone point

#### **INNER HALLWAY**

With tiled flooring, part glazed wooden door to side

#### **DOWNSTAIRS SHOWER ROOM**

With tiled flooring and part tiling to walls, frosted window to side, washing machine with wooden worksurface fitted over, built in storage cupboard, wall mount oil fired boiler. Fitted with shower cubicle with direct shower, low level WC and pedestal wash hand basin.

#### **SITTING ROOM / SECOND RECEPTION ROOM**

With wood effect flooring, window to side, television aerial point and satellite point, built in storage cupboard, telephone point

#### **DINING ROOM**

With wood effect flooring, window to rear, telephone point

#### **STAIRS AND LANDING**

With carpeted flooring and leading to first floor

#### **BEDROOM 1**

With carpeted flooring, window to side offering delightful views, built in wardrobe with hanging space, radiator.

#### **BATHROOM**

Having dual connection to serve both bedrooms. With tiled effect vinyl flooring, two frosted windows to side aspect, fitted with white suite to include low level WC, pedestal wash hand basin and panelled bath with direct shower over. Complimentary tiling to walls, heated towel rail.

#### **BEDROOM 2**

With carpeted flooring, window to side aspect, built in storage cupboards and built in wardrobe with hanging space.

#### **OUTSIDE**

The property is set back from the road in generous grounds. To the side of the property is ample driveway parking leading to wooden built double garage. The gardens continue to wrap around the property with paved patio area to the rear and lawned areas to the rear and side and a wildflower raised space posing wonderful views over the surrounding Village.

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**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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