



The Granary,  
Bonningale Manor,  
Holyhead Road,  
Albrighton,  
WV7 3AT

nick tart

## Key Features

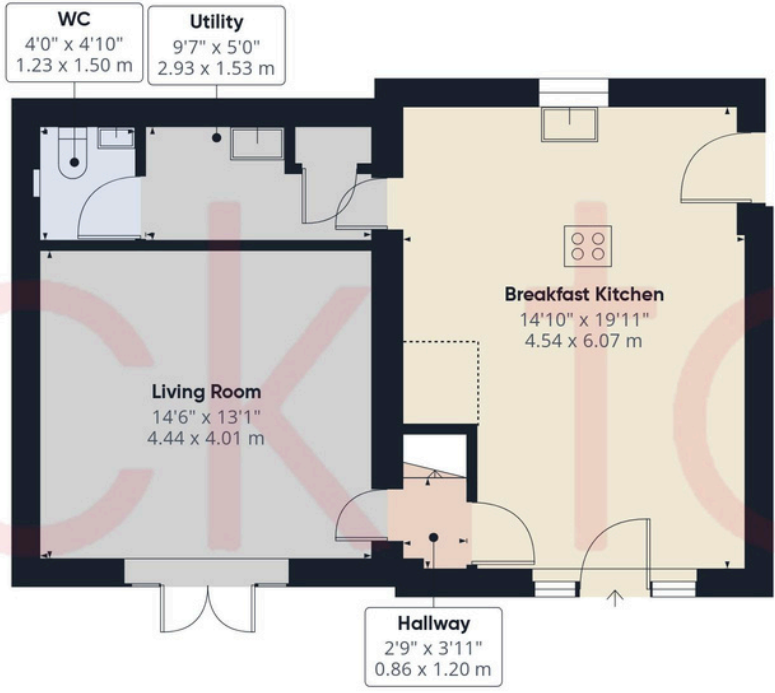
- NEWLY REFURBISHED barn conversion
- Energy efficient
- Underfloor heating downstairs
- Solar panels
- AEG Integrated appliances
- HOWDENS kitchen units
- Rear courtyard
- Living room
- Breakfast kitchen
- Utility with WC
- House bathroom
- Principal bedroom with ensuite
- 2 Guest bedrooms
- Designated parking area

## Contact Us

01902 755585

wolverhampton@nicktart.com

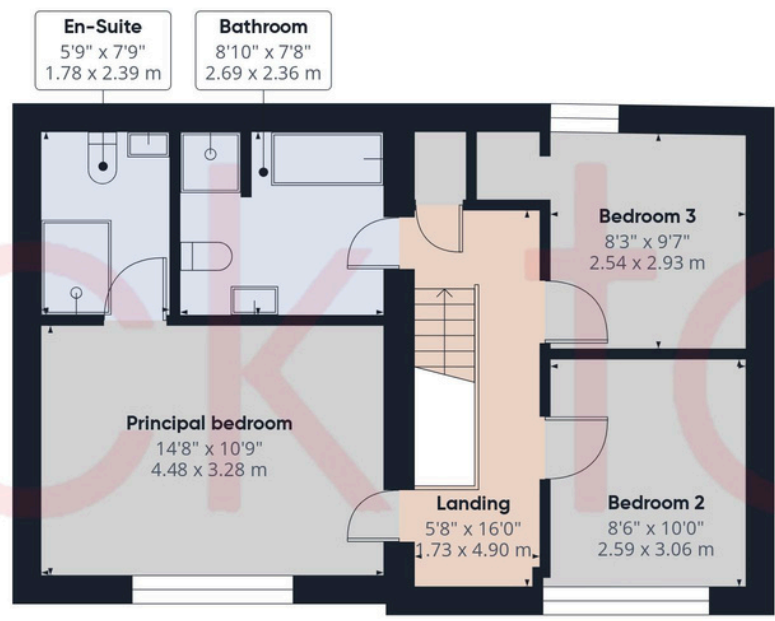




Ground Floor

**Approximate total area<sup>(1)</sup>**  
1085 ft<sup>2</sup>  
100.8 m<sup>2</sup>

**Reduced headroom**  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



nick tart

## Ground Floor

**Living room** Has under floor heating and timber double glazed patio doors leading out to the fore.

**Breakfast kitchen** Offers a matching range of wall and base level *HOWDENS* units, Porcelain work surfaces, double sink unit with mixer tap, integrated *AEG* oven and microwave, integrated fridge/freezer & dishwasher, tiled flooring, separate island breakfast bar with storage units under, wine fridge, electric hob whilst double glazed patio doors lead to the fore.

**Utility** Contains storage cupboard, sink unit with mixer tap with work surface over, storage units under, plumbing for washing machine, space for dryer, tiled flooring and a downstairs WC.

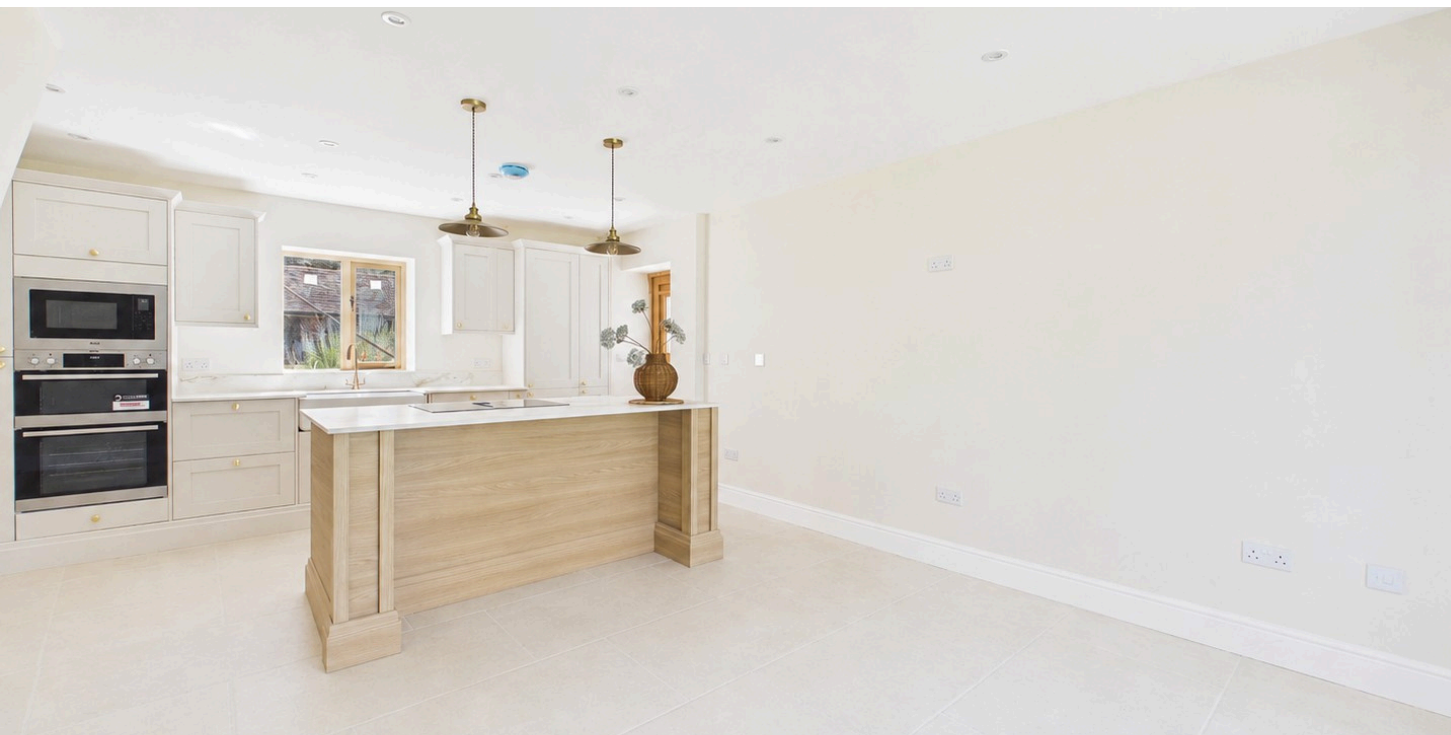


## Outside

To the rear of the property is a tiled **courtyard area**.

To the front of the property there is a **fore garden** and designated **car parking area**.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



nick tart

## First Floor

**Landing** Has a storage cupboard, double glazed Velux window, radiator, decorative and supportive beams, oak banister and doors to...

**Bathroom** Stunning suite comprising of sunken bath, separate tiled shower cubicle, heated towel rail, WC, wall hung vanity unit with 'his' & 'hers' matching circular sink units.

**Bedroom** Has a storage area, radiator, double glazed timber window and a double glazed Velux window.

**Bedroom** Has a radiator and arched double glazed timber to the floor.

**Principal bedroom** Has radiators x2, arched double glazed timber windows, double glazed Velux window and a door to the...

**Ensuite** Enjoys a shower cubicle, wash hand basin with vanity unit under, WC, heated towel rail, tiled flooring and inset spotlighting.



### SAP EPC: B91

**Tenure** - we are advised the property is Freehold.

**Services** - we are advised there are solar panels, septic tank, air pump heat system and underflooring heating downstairs and radiators upstairs.

**Council Tax - Band TBC** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

#### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of conveyancing partners including, Move Reports UK Ltd and Kingsley Bond where we currently receive a referral fee of £200 / £300 for each transaction.



nick tart

