



## **The Carriage House, Walford Barns, Baschurch, Shrewsbury, Shropshire, SY4 2HL**

**£195,000**

This stylish 2 bedroom converted end barn forms part of a highly attractive conversion set within a sought after village, close to Baschurch. Offering quality accommodation including: Large Open Plan Living Room/Kitchen With Range Of Integrated Appliances, 2 Bedrooms, Modern Shower Room, Exposed Timbers, Rear & Side Garden, 2 Private Spaces To The Front. No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Contemporary, metal frame entrance door.

### **Open Plan Living Area 18' 5" x 16' 2" (5.61m x 4.92m)**

Oak flooring, 2 wall mounted heaters, contemporary metal frame windows and French door leading onto rear garden. Useful under stairs cupboard. Kitchen Area fitted with cream gloss fronted units to 2 wall areas, laminated worktops with inset sink unit. Integrated fridge/freezer, induction hob with glass splash back and filter hood above, electric oven and washing machine. Staircase leads to First Floor Landing.

### **First Floor Landing**

Exposed ceiling timbers.

### **Bedroom 1 16' 0" x 8' 0" (4.87m x 2.44m)**

2 heaters, exposed ceiling timbers, contemporary double glazed window to the rear.

### **Bedroom 2 16' 0" x 6' 1" (4.87m x 1.85m)**

Wall heater, exposed ceiling timbers, built in wardrobe, recessed shelving, contemporary double glazed windows to the front and side.

### **Shower Room**

Fitted with contemporary 3 piece suite providing shower cubicle, wash basin with cupboard beneath, WC, tiled flooring, exposed ceiling timbers, wall mounted heater.

### **Outside**

The property enjoys 2 allocated parking space. The rear garden is approached onto a paved patio with lawn extending beyond and sweeping to the side of the property, borders a round and enclosed by timber fencing and sandstone wall.

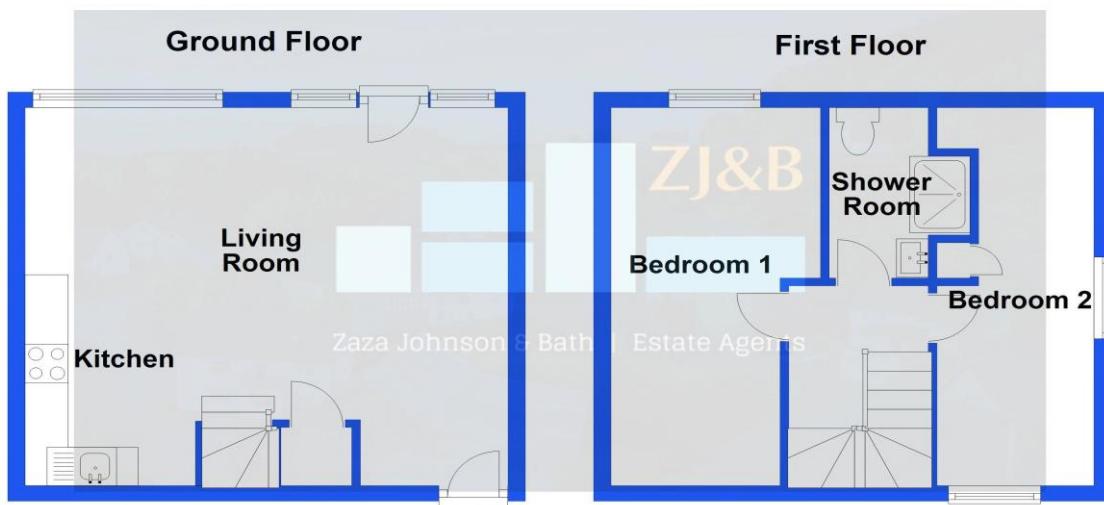
### **Site Maintenance Charge**

Approximately £354 per annum - to be confirmed

### **Council Tax Band A**

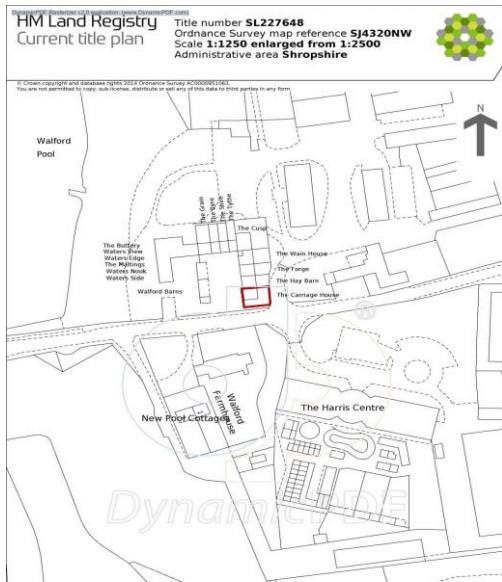
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp  
 Plan produced using PlanUp.

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## Energy performance certificate (EPC)

The Cartage House Walford Barns Walford SHREWSBURY SY4 2HL	Energy rating: <b>C</b>	Valid until: 8 October 2034
	R	Certificate number: 134-9720-3409-0621-2206

Property type: End-terrace house

Total floor area: 55 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

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