



THE BYRE ANNEXE AYCHLEY FARM

AYCHLEY | MARKET DRAYTON | SHROPSHIRE | TF9 3SA



An impressive One Bedroom Barn Conversion offering spacious accommodation featuring high vaulted ceilings with feature oak beams, finished to an exceptionally high standard with quality fixtures and fittings. The property is situated in a rural location with views over open countryside. Large lawn gardens to the front and rear with allocated parking.

£995 Per Calendar Month



- Spacious One Bed Barn Conversion
- High Specification
- Kitchen with Appliances

- Countryside Views
- Large Garden
- EPC Band D

DESCRIPTION

An impressive One Bedroom Barn Conversion offering spacious accommodation featuring high vaulted ceilings with feature oak beams, finished to an exceptionally high standard with quality fixtures and fittings. The property is situated in a rural location with views over open countryside. Large lawn gardens to the front and rear with allocated parking.

SITUATION

The property is situated just off the A41 to Wolverhampton. Market Drayton is the nearest town and enjoys a range of local amenities. For a wider choice of shopping, schooling and leisure facilities the towns of Whitchurch, Shrewsbury, Telford and Newcastle under Lyme are all within driving distance.

DIRECTIONS

Leave Whitchurch on the A41 signposted Wolverhampton. From the roundabout continue for approximately 4.5 Miles and on reaching the dual carriageway, the property will be found after a quarter of a mile on the left hand side as indicated by the TO LET board. Proceed up the drive and pass the first entrance, take the second entrance lane that leads to the rear and the access to the property will be found on the right hand side.

BREAKFAST KITCHEN

17'3" x 13'4"

A most impressive and spacious kitchen, fitted with a ceramic 'Butler' style sink, inset into a fine range of base, wall and drawer units with granite worktops. Induction hob, cooker, integrated dishwasher, washing machine, tumble dryer, fridge/freezer. Exposed ceiling timbers, tiled flooring, windows and doors to front and rear.

LIVING ROOM

20'10" x 13'4"

Spacious room with oak flooring. Exposed ceiling timbers, windows to the front and rear.

INNER HALL

BEDROOM

14'11" x 13'4"

Windows to front, side and rear. Exposed ceiling timbers.

BATHROOM

9'7" x 9'4"

Beautifully fitted with a white suite comprising large bath, separate shower enclosure, wash hand basin, WC, part tiled walls, chrome towel radiator, ceramic tiled floor, extractor fan, exposed ceiling timbers and window to the front.

EXTERIOR

The property has ample parking with large lawned gardens to the front and rear.

SERVICES

Mains electricity supply are understood to be connected. Drainage is to a shared septic tank. LPG Heating.

COUNCIL TAX

Council Tax Band B. For Council Tax details, contact Shropshire Council on 0345 6789002.

TERMS

The property will be offered on an Assured Periodic Tenancy Contract, however, longer term occupants are preferred.

The property is to be let on an unfurnished basis.

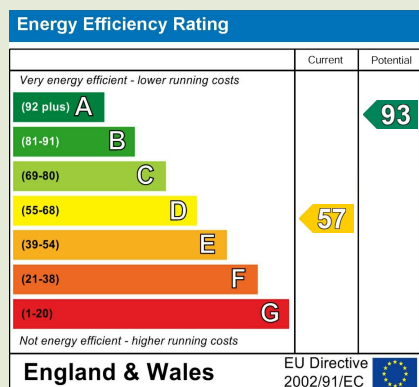
Pets to be declared prior to viewing. Sorry no smokers permitted.

Rent - £995

Deposit - £1148

VIEWING

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230.



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



WHITCHURCH LETTINGS

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

☎ 01948 663230

✉ whitchurchlettings@halls.gb.com

➡ www.halls.gb.com



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.