



The Wheat Barn,
Chesterton Farm Barns,
Chesterton,
Bridgnorth,
Shropshire,
WV15 5NX

nick tart

Key Features

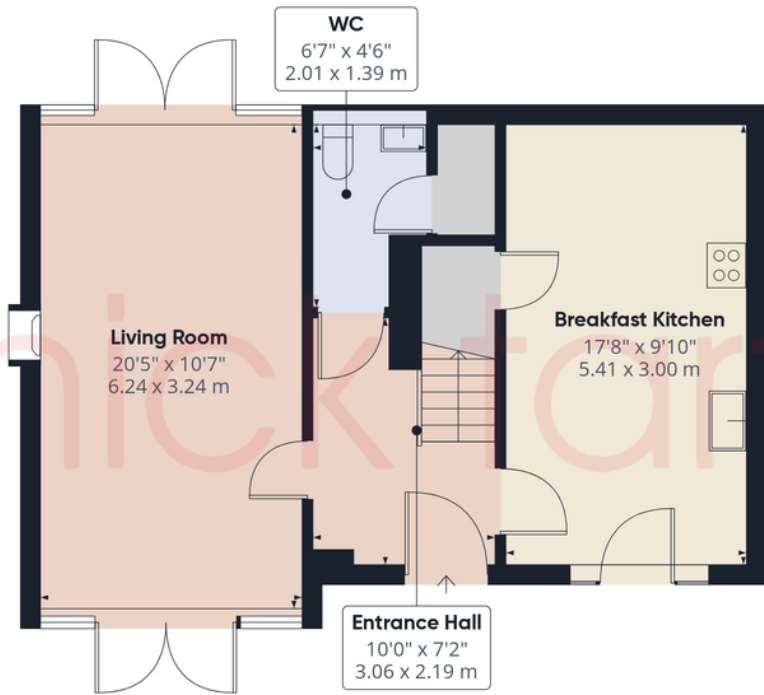
- No upwards chain
- Entrance hall
- Living room
- Breakfast kitchen
- *Heritage* downstairs cloakroom with WC
- Principal bedroom with ensuite and dressing area
- A further bedroom on the first floor
- *Heritage* family bathroom
- Additional bedroom on the second floor
- Garage with mezzanine for storage
- Off road parking
- Private courtyard garden
- Communal courtyard

Contact Us

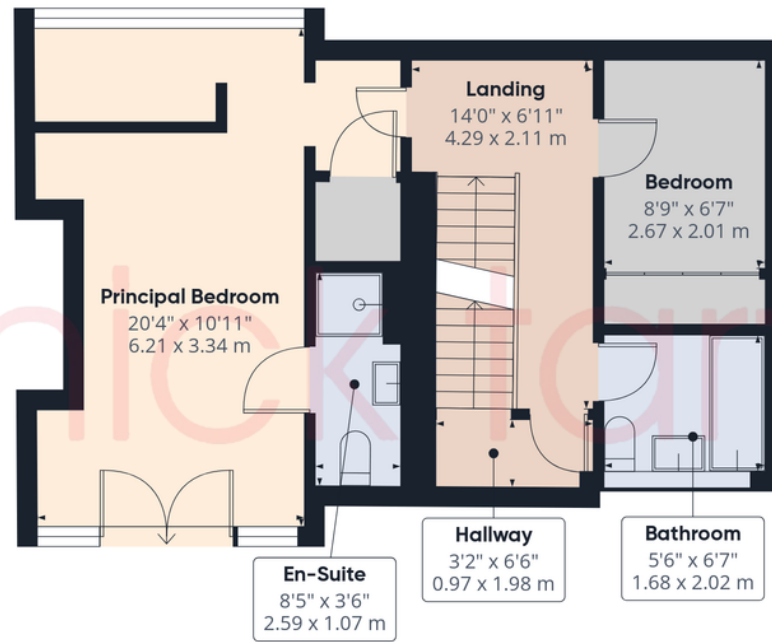
01902 755585

wolverhampton@nicktart.com

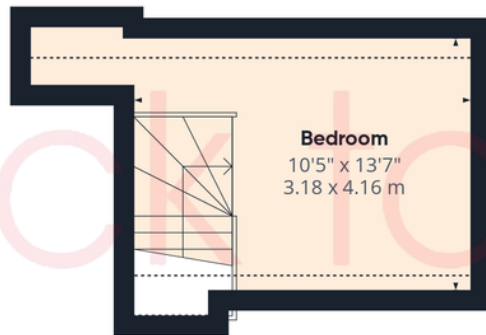




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1108 ft²

102.9 m²

Reduced headroom

23 ft²

2.2 m²

(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.

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Ground Floor

Approached via a gravelled central courtyard with ornamental shrubs and water feature the central **entrance hall** provides access to the principal ground floor rooms, a 20' long dual aspect through **living room** filled with natural light from full height double opening patio doors at either end and featuring a centrally located wood burning stove.

Across the hall is a **breakfast kitchen**, nearly 18' long, with a wide range of cream hand painted Shaker style cabinetry offering generous storage options complimented by built in appliances. Off the hall is the conveniently located **cloakroom** with WC and vanity wash hand basin.



Outside

The property has a low maintenance **courtyard garden** separated from the central courtyard by a pedestrian gate and a well maintained boundary hedge which provides privacy. To the rear is a brick paved **parking** area for off road parking. There is also a cavernous **garage** with a mezzanine floor, ideal for storage.

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.

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First & Second Floor

The **principal bedroom** on the first floor is a breath taking double height room with exposed roof timbers and Juliette balconies off both the bedroom and **dressing area** accessed via double opening doors, the **en-suite shower room** has a glazed shower cubicle and white Heritage suite and illuminated mirror, across the landing is **bedroom** two, a single bedroom, whilst on the **landing**, note should be taken of the plastered complex curve lining the underside of the staircase to the second floor.

The staircase opens to the second floor and third **bedroom**, again a very impressive room with exposed roof timbers, full of character this converted attic room could be a dream bedroom for an independent teenager or very impressive guest bedroom.



EPC: D61

Tenure – We understand that the property is Freehold with management charges of 12 monthly payments of £28 (£336) to Chesterton Farm Barns Management Ltd, Company Registration Number 04768643, to cover the communal areas and a service charge of 12 monthly payments of £20 (£240) to cover sewage plant maintenance.

Services – we are advised all mains services are connected.

Council Tax – Band D (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.



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