

4 Stanton Court, Stanton Upon Hine Heath, Shrewsbury,
SY4 4LR

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

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Offers in the region of £209,950

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Situated within this pleasing courtyard setting in the village of Stanton Upon Hine Heath. This is an immaculately presented, improved and charming two bedroom barn conversion boasting a re fitted kitchen / diner, two first floor bedrooms both with built-in mirror fronted wardrobes, re fitted bathroom and a pleasing rear enclosed garden. The property is a short distance from the village of Shawbury and is well placed for easy access to the County town of Shrewsbury and Telford. Viewing comes highly recommended by the selling agent.

Accommodation:

Attractive lounge, re fitted kitchen / diner, first floor landing, two bedrooms, re fitted bathroom, rear enclosed garden, two parking spaces, upvc double glazing, oil fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Wood effect Pvc double glazed entrance door gives access to:

Lounge:

16'10 x 11'11 (5.13m x 3.63m)
Having exposed beams to ceiling, radiator, wood effect laminate flooring, television aerial point, two radiators, upvc wood effect double glazed french doors giving access to rear garden. From lounge door gives access to:

Kitchen / diner:

16'11 x 11'0 (5.16m x 3.35m)
Having a range of eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob, fitted work tops with inset stainless steel sink drainer unit, wood effect upvc double glazed windows to the rear and side of property, radiator, wood effect laminate flooring, tiled splash surround, exposed beams to ceiling,

radiator.

From lounge stairs rise to:

First floor landing:

Having radiator, linen store cupboard, exposed timbers to ceiling. From first floor landing doors give access to both bedrooms and re fitted bathroom.

Bedroom one:

17'1 x 8'2 (5.21m x 2.49m)
Having two velux roof windows, mirror fronted double wardrobe, wood effect upvc double glazed window, radiator.

Bedroom two:

10'11 x 9'6 max into recess (3.33m x 2.90m max into recess)
Having upvc double glazed wood effect window to rear and bulls eye window to side, mirror fronted built-in wardrobe, loft access.

Re fitted bathroom:

Having a three piece white suite comprising: A panelled bath with mixer shower over, pedestal wash hand basin, low flush wc, wood effect upvc double glazed bulls eye window, exposed timbers, radiator.

Outside:

In the residents car park the vendor informs us that there are 2 allocated car parking spaces. The rear garden comprises: A paved patio area, lawned garden, brick store housing oil fired central heating boiler, timber garden shed. The rear garden is enclosed by fencing.

Services:

Mains water, electricity and drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

We are advised that the property is freehold but this has not been verified and

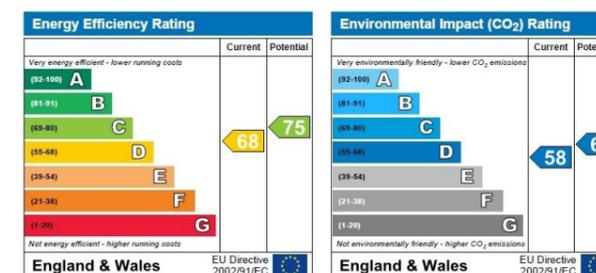
confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services:

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer:

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS



Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.