

# Town & Country

Estate & Letting Agents



**The Old Chapel Ford Heath, Shrewsbury, SY5 9GG**

**Offers In The Region Of £359,950**

Town and Country Oswestry are delighted to offer to the market this charming converted chapel WITH NO ONWARD CHAIN!!! Having been converted by the current owners, the chapel offers two double bedrooms and two reception rooms with many character features retained including stained glass windows, exposed beams and iron work. Being close to Shrewsbury yet in a peaceful and pretty rural location, the chapel offers the purchaser an opportunity to benefit from countryside walks on their doorstep but all amenities nearby. This property must be viewed to be appreciated.



### Directions

From Oswestry, take the A5 to Shrewsbury. At the Churncote roundabout, take the third exit onto the A458. Turn left at Butler Lane, and continue for 0.9 miles. Take the right turning and continue on until turning right onto Yockleton Road. Turn left where the property will be viewed just past the postbox.

What3words:///frightens.northward.mainly

### Accommodation Comprises:

**Lounge 16'6" x 14'3" (5.05 x 4.35)**



Through the large front door, the lounge is the biggest feature of this property, with a double height ceiling with exposed beams and iron work this room has plenty of characterful features and lots of nods to its past life as a chapel. With beautiful stained glass windows to each side the room is flooded with light. There are two radiators, a telephone point and stairs leading up to the mezzanine floor. Doors lead to the shower room and through to the sitting room.

### Lounge Additional Photograph



### Lounge Additional Photograph



### Shower Room



Benefitting from a shower cubicle with electric shower, W/C, wash hand basin on vanity unit, heated towel rail and an extractor fan. With part tiled walls and a tiled floor.

**Bedroom One (Mezzanine) 15'7" x 16'4" (4.75 x 5.00)**



From the lounge, stairs lead up to the mezzanine floor which provides this spacious bedroom. Recently fitted with a good range of bedroom furniture providing wardrobe space, cupboards and drawers along with space for a king size bed. With the character continuing with exposed beams and



iron work along with two Velux windows, there is a radiator and access to the roof space via a loft hatch.

### Bedroom One Additional Photograph



### Sitting Room/TV Room 7'10" x 14'3" (2.41 x 4.35)



From the lounge, this cosy room is a great flexible space and is currently used as a TV room. With a stainless glass window, TV point, a radiator, built in storage cupboards and a door leading to bedroom two and to the kitchen.

### Bedroom Two 7'10" x 10'5" (2.40 x 3.20)



The downstairs second bedroom has a large mirror fronted fitted wardrobe with rails and shelving

providing a good amount of storage, with a stained glass window to the side and a radiator.

### Kitchen



Fitted with a generous range of base and wall units with contrasting worktops over, the kitchen, with a window to the rear and two Velux roof windows has space for a table and chairs. A multi fuel stove sits on a brick built hearth. With a double Belfast sink with drainer, there is also a Hotpoint ceramic hob, AEG oven, plumbing for a dishwasher and a washing machine.

### Kitchen Additional Photograph



### Utility Room

The utility room houses the Worcester oil fired boiler, there is space for a fridge freezer, a door leads to the bathroom and a part glazed door leads out to the courtyard garden.



## Bathroom



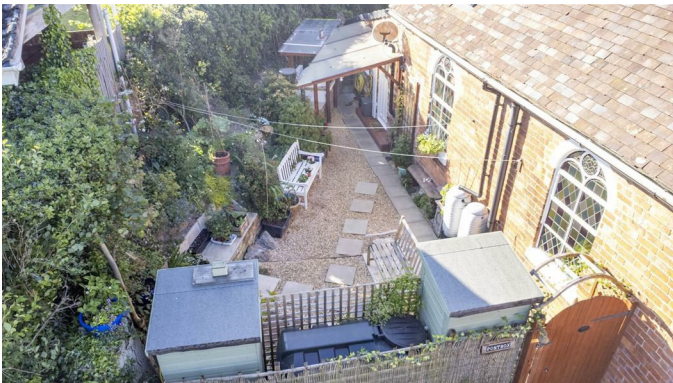
The bathroom, with a window to the side is fitted with a panelled bath with storage cupboards under, W/C and wash hand basin with part tiled walls and a tiled floor.

## Boot Room/Craft Space



There is a very useful space leading off from the kitchen which the owner is currently using as a craft room and boot room. A door leads from here to a passageway at the side of the property which has gated access to the front.

## Side Courtyard Garden



The enclosed courtyard style garden sits at the side of the property and is accessed either from the utility room or from the driveway at the front of the chapel. Mainly gravelled and paved, the low

maintenance garden is planted with shrubs and mature plants and offers a fantastic private space to sit out and enjoy the sunshine. There is a covered area, ideal for drying washing and with two built in narrow sheds for storage, three outdoor taps including one with hot water and an outdoor power point and outdoor lighting, the current owners have thought of everything for convenience. A pathway leads around to the rear of the property where there is a useful log store.

## Garden Additional Photograph



## Garden Additional Photograph



## Garden Additional Photograph





### Garden Additional Photograph



### To the front of the property



To the front of the property there are two large wooden raised flower beds planted with various shrubs and plants, original wrought iron railings and a gate lead to the property.

### To the rear of the property

There is a space to the rear of the property with a useful log store.

### Parking



At the front of the property there is a large gravelled area providing parking for two/three vehicles. The original chapel sign has been preserved and is displayed here on the wall. There is an area planted with shrubs and a gateway leading to the courtyard style garden.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

Town and Country recommend that a prospective

buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

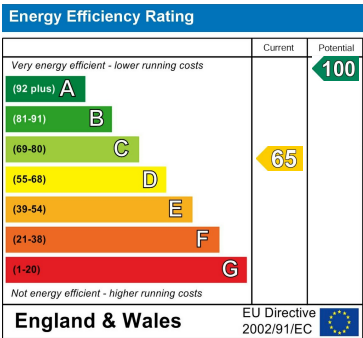
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.