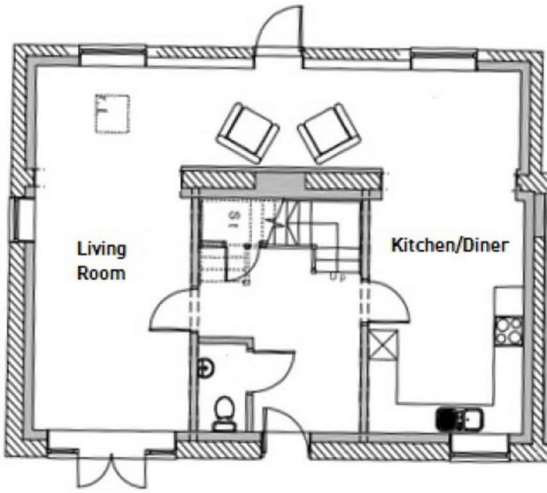
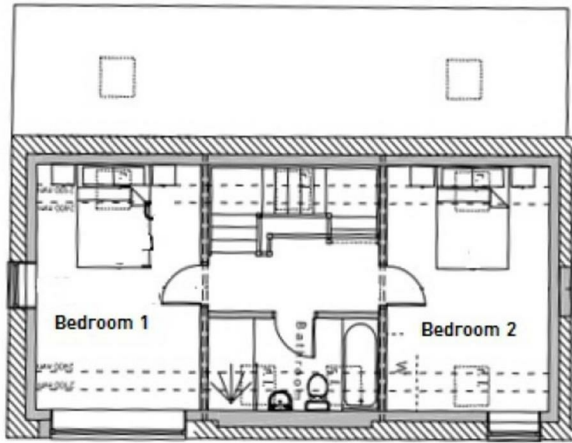


FOR SALE

1 The Courtyard, Lower Bayston, Bayston Hill, Shrewsbury, SY3 0AR



Ground Floor



First Floor



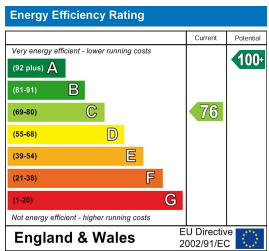
FOR SALE

£1,100 Per Calendar Month

1 The Courtyard, Lower Bayston, Bayston Hill, Shrewsbury, SY3 0AR

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



AVAILABLE DECEMBER

A newly renovated barn conversion providing beautifully presented accommodation with rear gardens providing delightful views over farmland, set in this attractive rural location.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@halls.gb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Recently converted
- Immaculately presented
- Close to amenities
- Gardens
- Ample driveway parking
- Delightful views

DESCRIPTION

1 The Courtyard is a beautiful recently converted barn conversion set within a small complex of 4. The ground floor provides a WC, kitchen/diner and large wrap around living area which benefits from underfloor heating. To the first floor are 2 double bedrooms and bathroom with separate shower cubicle. Outside there is ample parking and rear lawned gardens.

ACCOMMODATION

Glazed UPVC entrance door leads into:

ENTRANCE HALL

Storage cupboard and understairs storage cupboard. With doors off and to:

WC

With low level WC and wash basin set with vanity unit.

KITCHEN/DINER

With Karndean flooring. Howdens shaker style kitchen comprising a range of eye and base level storage cupboards and drawers with solid oak work surface over and incorporating stainless steel sink unit and drainer, part tiled walls and tiled splash. Integral LAMONA oven and grill with extractor over, integrated LAMONA dishwasher, space and plumbing for washing machine and fridge/freezer.

LIVING AREA

With fitted carpet. Patio door to:

FIRST FLOOR LANDING

With doors off and to:

BEDROOM 1

BEDROOM 2

BATHROOM

With tile effect vinyl flooring and a suite comprising low level WC, pedestal wash hand basin with tiled splash, wall mounted stainless steel heated towel radiator, panelled bath and separate shower cubicle with mains fed shower.

OUTSIDE

The property is approached over a shared driveway leading to a parking area to the front with space for circa 2/3 vehicles.

THE GARDENS

These are predominantly found to the rear and are extensively lawned with a large patio area.

GENERAL REMARKS

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0844 448 1644 . Council Tax Band 'TBC'.

TERMS OF LEASE

Minimum of 6 months tenancy. No smokers. No Pets. Deposit - £1269.00.

SERVICES

Mains electricity, private water supply and septic tank drainage are understood to be connected. Oil fired central heating system.

VIEWINGS

Strictly by appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.