



TO LET

£895 Per Calendar Month

The Granary Annexe Aychley Farm Barns, Market Drayton, Shropshire, TF9 3SA

**** UNDER APPLICATION**** A two bedroom Barn Conversion, which forms part of an exclusive development on the outskirts of Market Drayton. The property is finished to a high standard with quality fixtures and fittings throughout and is located in a rural location with views over open countryside. The property benefits from parking and a courtyard garden.



- 2 Bed Barn Conversion
- High Specification
- Kitchen with Appliances
- Ample Parking
- Courtyard Garden
- Countryside Views



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

LOCATION

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 within driving distance.

LOUNGE 19'0 x 9'10 (5.79m x 3.00m)

The main entrance leads you directly into the living room featuring glazed double doors to the side, TV point, radiator and stairs to the first floor, door in:-

KITCHEN/DINER 19' x 9'01 (5.79m x 2.77m)

Featuring a range of ivory shaker style base and wall units, granite worktop, sink with mixer tap, electric oven and gas hob, integrated fridge, freezer and dishwasher. Window to side, phone point, TV point, radiator.

STAIRS AND LANDING

Window offering rural views.

BEDROOM ONE 15'07 x 9'04 (4.75m x 2.84m)

Window to side, radiator, feature beams.

BEDROOM TWO 9'08 x 12'02 (2.95m x 3.71m)

Window to rear, radiator

BATHROOM

Featuring a white suite with P shaped bath, shower over, wash hand basin and WC, towel radiator, window to side.

EXTERNALLY

There is a courtyard to the side of the property, lawned gardens and ample parking.

TERMS

Rent £850 pcm

Deposit £980

First month's rent and deposit in advance

Sorry no smokers or pets permitted

To be let on an unfurnished basis

DIRECTIONS

Leave Whitchurch on the A41 signposted Wolverhampton. From the roundabout continue for approximately 4.8 miles and then turn left signposted Moreton Say. Turn left again and the property will be found straight ahead as indicated by the To Let board.

COUNCIL TAX

Band B. For further information contact Shropshire Council on 0345 6789002.

SERVICES

Mains electricity, drainage is to a shared septic tank and LPG Heating.

VIEWING

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

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

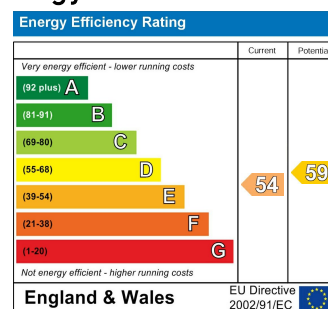
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Energy Performance Ratings



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