

TO LET

The Granary, 5 Upper House Farm Cottages Alberbury, Shrewsbury, SY5 9AG



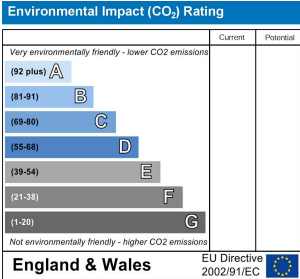
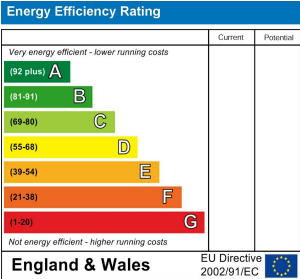
TO LET

£1,395 Per Month

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**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.

**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



A spacious 3 bedroom barn conversion providing beautifully presented accommodation with a pleasing patio area and attractive rear garden.



01743 236 444

Shrewsbury Lettings  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
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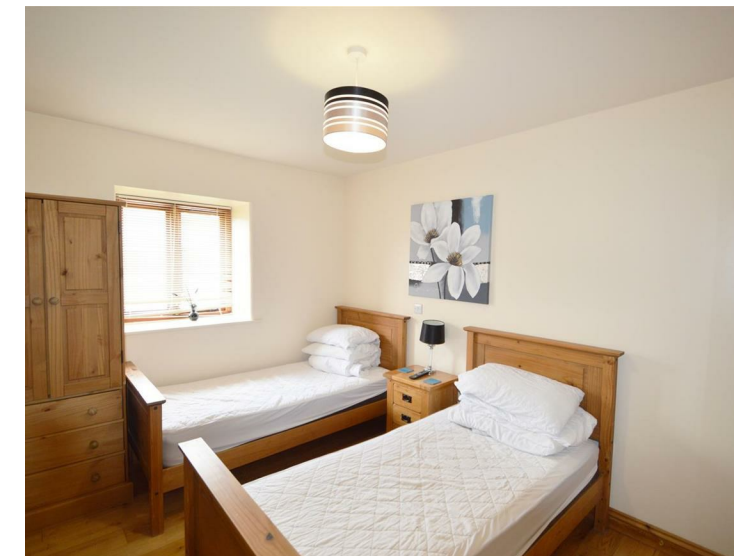
1 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Spacious 3 Bedroom Barn Conversion
- Open Plan Living Kitchen Diner
- 1 Main Bathroom and 2 Ensuites
- Fully Furnished
- Council Tax Band Awaiting Verification
- EPC Ordered
- NO PETS

#### DIRECTIONS

Head west along the Welshpool Road towards the roundabout. Take the 2nd exit onto the A458, continue for around 2.5 miles and turn right onto the B4393. Continue for approx 3 miles and turn right where signposted Upper House Farm Cottages, then continue down the lane where Upper House Farm Cottages will be on your left hand side

#### SITUATION

The property is located in a most desirable position and is easily accessible to the county town of Shrewsbury which provides an excellent shopping centre together with a rail service. In addition, on the west side of Shrewsbury is the main A5 commuter route which links through to the M54 motorway and Telford or alternatively gives access north towards Oswestry. Further amenities are available in the villages of Llanymynech and Ford, whilst the surrounding countryside offers a variety of superb walks. The popular tourist area of Mid Wales and its coast are again readily accessible.

#### DESCRIPTION

The Granary is a beautifully presented 3 bedroom barn conversion which offers spacious accommodation and being let on a fully furnished basis. The accommodation comprises of 3 bedrooms all which benefit from bedroom furniture and ensuites, an open plan living dining kitchen with furniture and integrated appliances and the property offers an attractive rear garden which comprises of enclosed spacious patio and a lawned garden with a large pond.

#### OPEN PLAN LIVING DINING KITCHEN

##### LIVING ROOM

A spacious room with wooden flooring and a log burner. The room also includes a three piece suite, tv unit, coffee tables and a TV

#### DINING KITCHEN

With base and eye level cupboards with laminate worktops over, 1 and a half bowl sink unit, oven and electric hob with extractor hood over, washing machine, integrated dishwasher, integrated fridge freezer and a dining table which seats 6 people.

##### BEDROOM 1

A double room with bed and mattress included, along with bedside tables, wardrobe and chest of drawers and a TV.

##### MAIN BATHROOM

With a white suite comprising of a WC, wash hand basin with vanity unit under, bath with shower shower and shower screen and heated towel rail.

##### BEDROOM 2

Currently used as a twin room offering two single beds, wardrobe and bedside table and a airing cupboard housing immersion boiler

##### ENSUITE SHOWER ROOM

With WC, wash hand basin with vanity unit under, heated towel rail and shower enclosure with sliding door and shower unit.

##### BEDROOM 3

A double room with a bed and mattress, wardrobe and chest of drawers

##### ENSUITE WETROOM

Comprising of showering area, WC and wash hand basin.

#### OUTSIDE AND GARDEN

The rear gardens consists of a large patio area with railing and a gate which leads to the lawned area. To note: the garden is open at the back. There is a outdoor jacuzzi which will remain on the premises but this will have to be by separately negotiated. The property is approached over stone gravelled communal driveway.

#### GENERAL REMARKS

##### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0844 448 1644 . The property is currently registered under Council Tax Band ?????

##### SERVICES.

Mains water, electricity, drainage are understood to be connected. The heating runs off a biomass boiler in which the landlord will invoice directly for. WIFI/Broadband is available

##### TERMS OF LEASE.

Available on an assured shorthold tenancy - minimum of 12 months. A security deposit of £1609.00 (5 weeks) will be required to be held by the DPS.

##### VIEWING

Strictly through Agents Halls, 2 Barker Street, Shrewsbury SY1 1QJ. Telephone 01743 236444.