



The Granary, Neachley Lane, Neachley, Shifnal, TF11 8PH

BERRIMAN
EATON

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A quietly positioned three bedroom, two bathroom barn conversion with garage and car port enjoying a large privately enclosed rear garden in a delightful Shropshire setting.

LOCATION

Located in this popular Shropshire setting, The Granary is within easy reach of the wide ranging local facilities available within the nearby villages of Shifnal, Albrighton and Pattingham. There is easy travelling to the more extensive amenities afforded by Wolverhampton City Centre, the historic market town of Bridgnorth and the former new town of Telford. Communications are excellent with local rail services running from Cosford and Albrighton stations with direct connections to Birmingham and Shrewsbury and the M54 (Junction 3) facilitating motor communications to Shrewsbury, Birmingham and the entire industrial West Midlands. The area is well served by schooling with Birchfield Preparatory School, St Dominics High School for Girls in Brewood, the Wolverhampton Grammar School and Tettenhall College all being worthy of note.

ACCOMMODATION

Immaculately presented and styled throughout with exposed timbers, the living accommodation comprises to the ground floor, entrance hall with solid wood flooring, guest cloakroom fitted with a white suite and stairs off to the first floor. Double doors open into an impressive dining kitchen fitted with an extensive range of units boasting granite work tops, Belfast sink and an integrated fridge, freezer and space for a range style cooker, washing machine and tumble dryer. Off the dining area a stable door opens out to the private rear garden. The lounge has hardwood flooring, exposed beamed ceiling and a brick fireplace housing a cast iron log burner.

The first floor landing gives access to a store cupboard, the three bedrooms and family bathroom. The PRINCIPAL bedroom benefits from two double wardrobes and an en-suite shower room fitted with a white suite to include a WC, wash hand basin and a walk in shower. The family bathroom comprises a contemporary white suite to include a roll-top bath, circular wash hand basin, WC, heated towel rail with feature wooden flooring, exposed timbers and a skylight.

OUTSIDE

The development is approached off Neachley Lane, entering into a communal gravelled courtyard where there is allocated parking for residents. The Granary owns a garage and a

carport which are located directly in front of the barn. The walled rear garden is mainly laid to lawn offering a pleasant, private aspect. Leading off the kitchen is a gravelled area and a patio seating area being sheltered by a pergola. The borders are well planted offering a wide variety of mature shrubs. Outside cold water tap and lighting area connected.

We are informed by the Vendors that mains electric and water are connected, heating is oil fired and drainage is via a septic tank
COUNCIL TAX BAND F – Shropshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard and Ultrafast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

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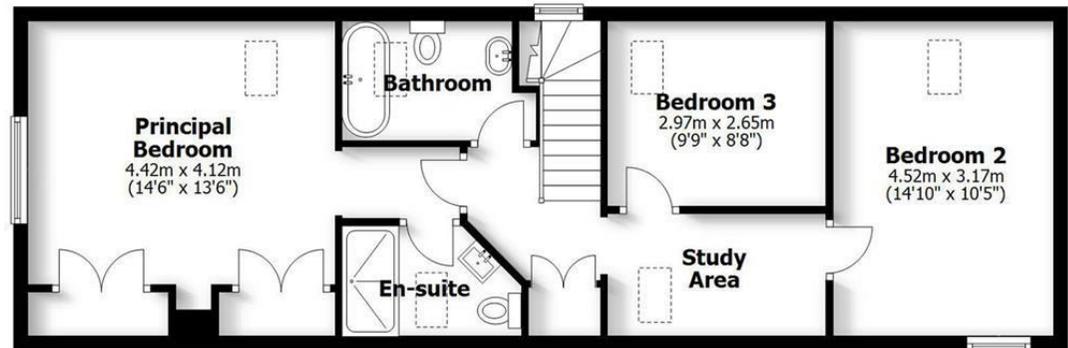
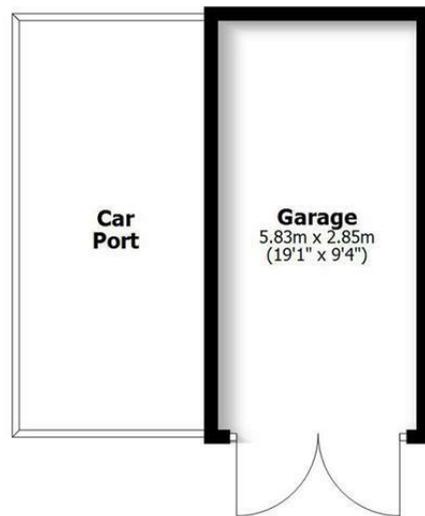
Offers Around
£525,000

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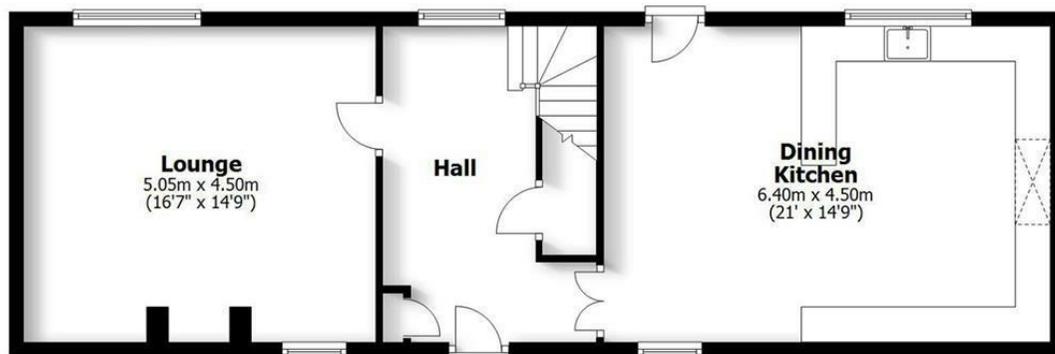
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



THE GRANARY
NEACHLEY LANE, NEACHLEY



First Floor



Ground Floor

HOUSE: 132.1sq.m. 1422sq.ft.
GARAGE (excl. Car Port): 16.6sq.m. 179sq.ft.
TOTAL: 148.7sq.m. 1601sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

