



Helping *you* move



Oak Barn, Church Road, Lilleshall

An extremely characterful Barn Conversion situated in a highly desirable village location and benefitting from Parking for Several Cars and a Purpose Built Office Garage Conversion and charming 4 Bedroom, 2 Bathroom accommodation and Gardens

Offers in the Region of
£550,000

Oak Barn, Church Road, Lilleshall

Overview

- A Beautiful Character Barn Conversion
- Charming 4 Bedroom Accommodation
- Attractive Fitted Kitchen Breakfast Room
- Feature Entrance Hall, Ground Floor W.C. and Separate Utility
- Spacious Dining /Snug
- Lounge with Feature Fireplace, Character Features Throughout
- Charming Gardens, Spacious Parking Areas
- Double Garage Converted to Office, Store and Workshop
- Council Tax Band E
- EPC Rating C



BRIEF DESCRIPTION

An exceptional Character Barn Conversion situated in the pretty village of Lilleshall offering outstanding accommodation of: Feature Entrance Hall, Ground Floor W.C., Breakfast Kitchen, Utility, Lounge with Feature Fireplace, Spacious Dining Snug, First Floor of Main Bedroom and En-Suite , 3 Further Bedrooms and Main Bathroom.

Externally the Double Garage has been converted to form a Store Room Workshop and Purpose Built Office with Kitchenette and W.C., Parking to the Front and Rear of the Garage together with Pretty Gardens front and rear with Decking Patio to the Rear Gardens.

LOCATION

Lilleshall is a popular village just south of the market town of Newport - with it's busy High Street offering you a good mix of shops, boutiques, cafes, pubs and Victorian indoor market – and is within the catchment area of Newport's highly regarded High and Grammar Schools.

Lilleshall itself has a Church, Primary School and Cricket Club, with a wider range of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury, and the excellent road and rail links (from Telford and Stafford stations) mean that both Manchester and Birmingham are in commutable distance.



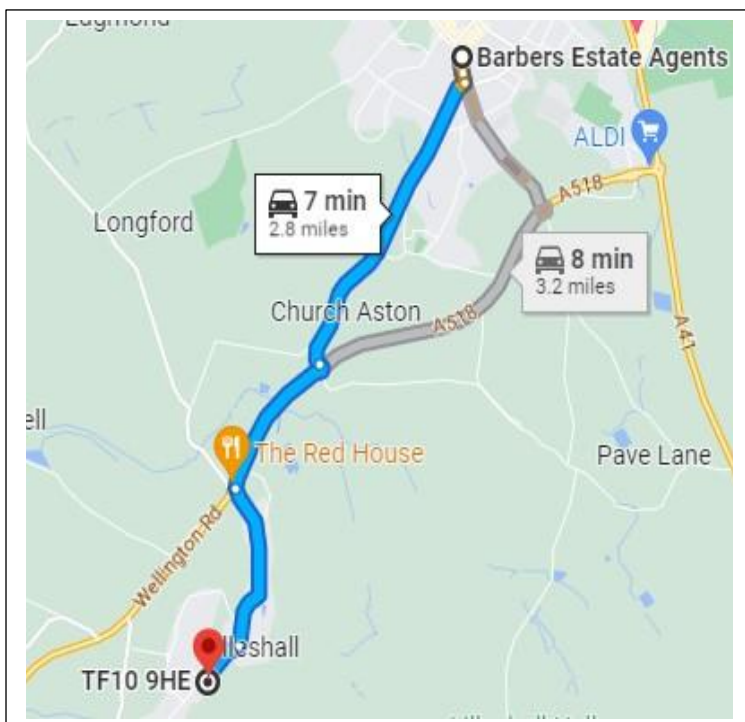
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office head south on High Street, continue onto Upper Bar, then turn right onto Wellington Rd and continue for 1.2 miles. At the roundabout, take the 3rd exit onto Wellington Rd/A518 and continue for 0.6 miles. At the next roundabout, by The Red House Public House take the 1st exit onto Limekiln Lane and follow the road around into Church Road where the property will be located on the left hand side as identified by our For Sale Board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

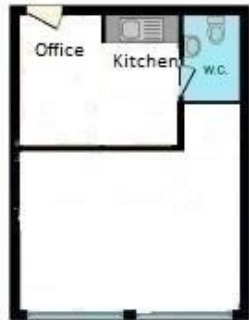
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Ground Floor



First Floor



Outbuilding

KITCHEN/BREAKFAST ROOM: 16' 10" x 8' 0" (5.13m x 2.44m)
 UTILITY ROOM: 7' 3" x 5' 0" (2.21m x 1.52m)
 SITTING/DINING ROOM: 16' 9" x 11' 4" (5.11m x 3.45m)
 LOUNGE: 12' 4" Extending to 16' 10" x 11' 7" (3.76m x 3.53)
 BEDROOM 1: 10' 3" x 9' 2" (3.12m x 2.79m)
 LANDING AREA: 15' 5" x 4' 0" (4.7m x 1.22m)
 BEDROOM 2: 10' 0" x 9' 3" (3.05m x 2.82m)
 BEDROOM 3: (CURRENTLY USED AS AN OFFICE): 9' 8" x 8' 3" (2.95m x 2.51m)
 BEDROOM 4: 9' 0" x 8' 4" (2.74m x 2.54m)
 DETACHED DOUBLE GARAGE BLOCK: 16' 0" X 14' 10"
 BESPOKE OFFICE: 11' 4" x 8' 9" (to main office)" (3.45m x 2.67m)
 KITCHENETTE: 5' 0" x 4' 8" (1.52m x 1.42m)

Total floor area 149.0 sq.m. (1,604 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.localagent.com



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 820 239

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.