



The Shippon, Acton Lea, Acton Reynald

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BNP PARIBAS GROUP 

The Shippon, Acton Lea Acton Reynald, SY4 4DR

A stunning brand new two bedroom barn conversion with generous 43 metre rear garden and double width garage

Wem 6 miles, Shrewsbury 11 miles, Telford 19 miles, Chester 34 miles, Birmingham 52 miles

Kitchen/dining/sitting room | Utility room
2 Bedrooms | En suite shower | Additional shower room | Zoned under floor heating
Vaulted ceilings | Exposed timbers | Alarm
Ground source heating | Solar PV system with battery storage | Generous rear garden | Double width garage with electric doors | EPC Rating C

The property

The Shippon has been thoughtfully designed and is beautifully presented to a very high detail, ideal for today's modern living. The property which has accommodation over one floor benefits from modern fixtures and fittings including zoned underfloor heating via ground source heat pump, well equipped kitchen, alarm, stylish shower rooms, garage with electric doors and solar PV system with battery storage.

A stylish double glazed aluminium door gives access straight into the spacious double aspect kitchen/dining/sitting room which has a vaulted ceiling and attractive exposed beams. The well-equipped Kessler kitchen with LVT flooring, which extends into the dining/sitting room area offers a wide range of wall and floor units with quartz work surfaces. The modern Samsung appliances include an induction hob with extractor fan above, oven, dishwasher, upright fridge freezer and Quooker tap. The generous rear garden and paved porcelain patio is accessed from the dining/sitting room area via oversized aluminium sliding doors, ideal for entertaining and alfresco dining. From the kitchen area a door leads to an inner

hallway which opens up into the utility room, doors lead to the shower room and bedroom 2. The rear aspect utility room has an inset sink unit with cupboard under and additional appliance space, a cupboard with sliding doors houses the ground source heating system and hot water cylinder. There is also a loft hatch and door giving access to the rear garden.

Bedroom 2 would be an ideal guest suite as it has views over the rear garden and is adjacent to the separate shower room which includes a full width shower with rain fall shower head and additional hand held attachment, wash hand basin with cupboard under, LED mirror and towel rail.

The principal bedroom with a vaulted ceiling is positioned to the far end of the barn and once again enjoys views over the rear garden and has a walk-in dressing area, a sliding pocket door gives access to the en suite which consists of a full width shower with rain fall shower head and additional hand held attachment, wash hand basin with drawers under, LED mirror and towel rail.

Outside

The generous rear garden which is mainly laid to lawn measures approximately 43 metres (max) deep by 16 meters (max) wide and has a full width paved patio, outside tap, power points, courtesy lights and gate giving side access. The double width garage which is located to the front of the barn has exposed internal roof timbers, two electric roller doors and power and light, there is also additional parking to the front of the garage. The solar panels serving the PV system are located on the roof of the garage and the system's associated battery is positioned inside.



Location

Nearby Hadnal (3 miles) offers a range of local amenities to include a primary school, village shop, public house and two restaurants.

Wem offers a further range of amenities, including a supermarket, butchers, bakers, chemist and public houses. A more extensive range of facilities can be found in the County town of Shrewsbury to include a number of bars and restaurants, along with the Theatre Severn and popular Quarry Park where there are a number of events held throughout the year.

The area has a good selection of state and private schools, to include St. Peter's C of E Primary School, The Thomas Adams School, Ellesmere College, Packwood Haugh, Shrewsbury High School and Shrewsbury School. There are good road links to Shrewsbury, Telford and Chester, along with regular train service from Wem, which provides excellent connections to mainline services at Shrewsbury and Crewe

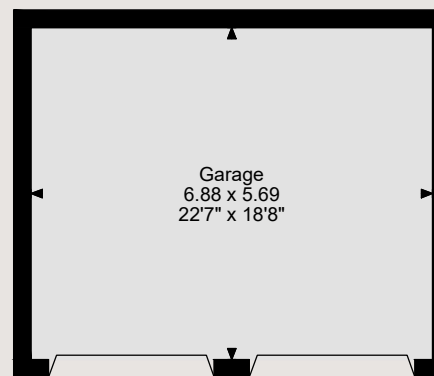
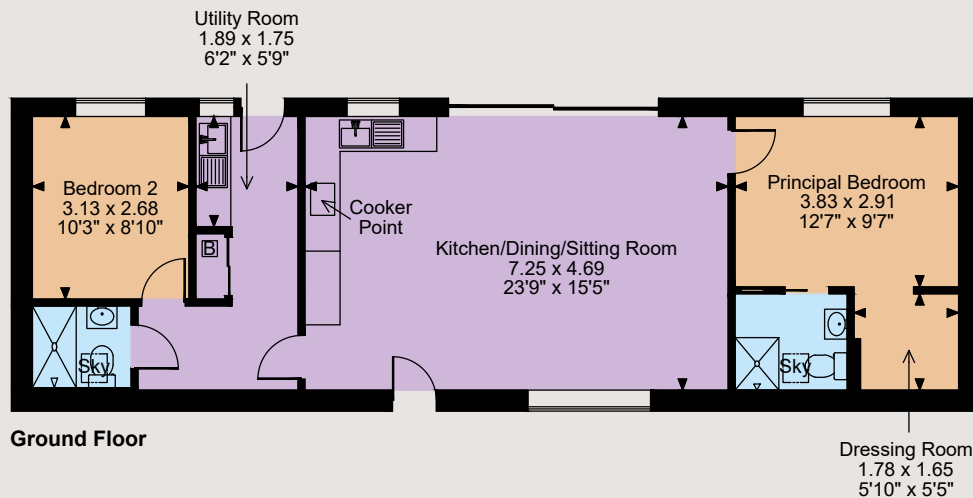
Directions

Follow Sat Nav to SY4 4DR

What3Words Lobby.defectors.household



Floorplans
 House internal area 800 sq ft (74 sq m)
 Garage internal area 421 sq ft (39 sq m)
 For identification purposes only.



General

Local Authority: Shropshire

Services: Mains water, mains electric plus Solar PV System with battery storage, individual bio treatment tank, Ground source heating.

Council Tax: Unallocated

Tenure: Freehold

Guide Price: £495,000

Warranty: ICW - 10 years

Agent's note: Barns 1,2,4 & 5 are approached via a shared driveway all of which will have access over. The driveway will be owned by barn 2, however we understand that there will be an agreement in place with all 4 barns to contribute to the maintenance and up keep of the driveway and entrance - please consult your solicitor for further verification.

Shrewsbury

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