



Helping *you* move



## Weston Heath Farm, Nr Shifnal, TF11 8RY

This is a unique opportunity to purchase a Semi-Detached former Farmhouse situated in a large plot of approximately 1.7 acres offering you Gardens to the front and side of the property and a Paddock. The property is in need of total renovation and set well back from the A41 - and is offered with NO UPWARDS CHAIN.

Offers Over  
**£300,000**



### Overview

- Handsome Semi Detached Former Farmhouse
- In need of Total Renovation
- Kitchen, Utility and Pantry
- Lounge, Dining Room & Cellar
- 3 Large Bedrooms
- Family Bathroom & Separate W.C
- Large Gardens & adjoining Paddock - totalling approximately 1.7 acres
- NO UPWARDS CHAIN
- EPC Rating - TBC



### Brief Description

This 3-Bedroom Semi-Detached former Farm House is just waiting for you to bring out its full potential - it needs a full renovation but will make a lovely Family Home with lots of Garden space and an adjoining Paddock.

This handsome, traditional former Farm House has good-sized accommodation comprising: Entrance Hall, Lounge, Dining Room, Kitchen, Pantry and Utility to the ground floor, and three Double Bedrooms to the first floor - along with the separate W.C., and Family Bathroom. Set well back from the A41 down a long drive, the property is offered to the market with NO UPWARDS CHAIN - and is set on a plot of approximately 1.7 acres set mainly to lawned Gardens with an adjoining Paddock.

### Brief Description

Weston Heath Farm is in a rural location, just off the A41. Two popular market towns are within a few minutes' drive - Shifnal is 5.4 miles and Newport, with its busy High Street offering you a good range of cafes, bars, boutiques and shops, is just 4.5 miles away.

Its location means that you'll have great access to the M54 & M6; Telford railway station is 7.6 miles away with frequent trains to Shrewsbury, Walsall, Wolverhampton & Birmingham - and the main railway stations of Stafford (13 miles) has regular direct trains to Birmingham, Manchester and London.



# Helping *you* move

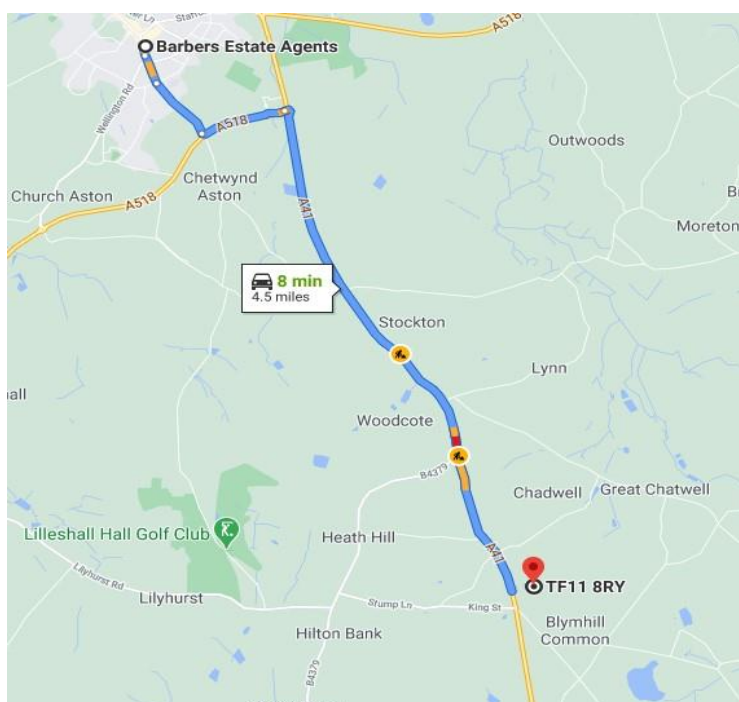
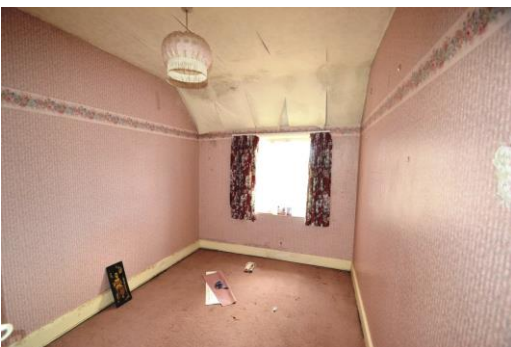
## Useful Information

**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](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that mains water and electricity are available, plus oil fired central heating. 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:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



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**DIRECTIONS:** From our offices continue south on the High Street and at the roundabout, take the 1st exit onto A518; go straight over one roundabout and, at the next roundabout, take the 2nd exit onto A41. Continue to follow the A41 for approximately 3 miles and the property will be on the left, identified by our For Sale Board.

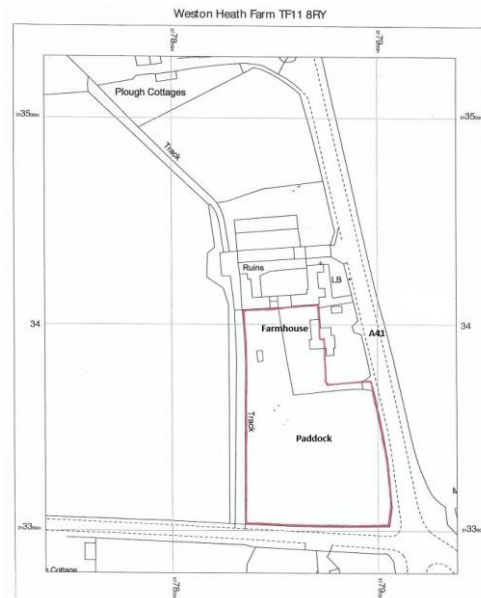
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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. We may use an online service provider to also confirm your identity.





**Weston Heath Farmhouse, Weston Heath, Shifnal**



## 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!**

**NEWPORT BRANCH 30 High Street, Newport,  
TF10 7AQ | Tel: 01952 820239  
Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)**



**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.