

**Grooms Cottage
Whitton Court
Nr Ludlow
Shropshire
SY8 3AB
£600 PCM**

**MARY STONE
PROPERTIES**



4 Market Street, Tenbury Wells, Worcs WR15 8BQ
01584 819155 sales@marystoneproperties.co.uk
www.marystoneproperties.co.uk

Lovely two bedroom barn conversion in a courtyard setting in the grounds of Whitton Court. Having parking, kitchen with a breakfast bar, generous living room with a log burning stove and bathroom. Electric heating.

Access to acres of well maintained communal gardens. Visiting children are welcome but unfortunately due to the working farm environment this property is not suitable for pets. EPC D

Living Room 15' 1" x 16' 5" (4.6m x 5m) having a fitted carpet, exposed stone work to the rear walls, log burning stove, windows to the front and rear elevation

Kitchen 5' 7" x 10' 6" (1.7m x 3.2m) matching range of wall and base units with laminate work tops including a breakfast bar, space and plumbing for a washing machine, space for an electric cooker, electric storage heater and a window to the front area overlooks the communal courtyard area

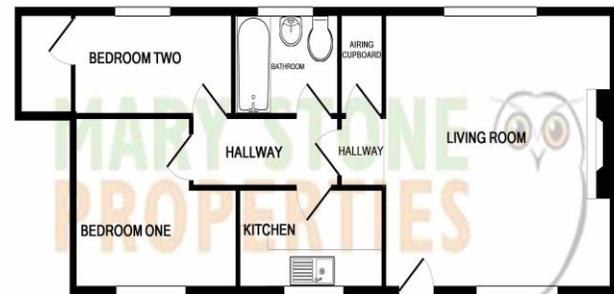
Airing Cupboard walk in airing cupboard with shelving, coat hooks and a hot water tank

Bathroom 5' 7" x 12' 0" (1.7m x 3.67m) wc, pedestal basin, bath with an electric Triton shower over, electric storage heater

Bedroom One 9' 1" x 12' 0" (2.78m x 3.67m at widest point) double bedroom with a fitted carpet, electric storage heater and the window overlooks the courtyard area

Bedroom Two 5' 7" x 11' 10" (1.7m x 3.6m) fitted carpet, electric storage heater and a window to the rear elevation. There is a useful walk in wardrobe with hanging rails and shelving
Bathroom 6' 7" x 6' 11" (2m x 2.1m)

- (1) These particulars do not constitute part or all of an offer or contract.
- (2) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (3) Potential tenants are advised to recheck the measurements before committing to any expense. Please contact us to arrange a viewing.



TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2018

