



6 Ash Lea, Minsterley, Shrewsbury, Shropshire, SY5 0BU

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**Offers In The Region Of £275,000**

Viewing: strictly by appointment through the agent

Offering beautifully presented and greatly improved living accommodation throughout, this is a deceptively spacious, modern three double bedroom detached house. The property boasts instantly appealing living accommodation throughout and has many pleasing features some of which include: attractive lounge, impressive re-fitted kitchen/diner with range of built-in appliances, master bedroom with en-suite shower room, two further double bedrooms, driveway, garage with laundry area, pleasant front and rear gardens. Minsterley is popular village location having good local amenities and is well placed for easy access to the county town of Shrewsbury. Early viewing comes highly recommended by the selling agent.

#### Accommodation

Entrance hallway, re-fitted cloakroom, lounge, impressive re-fitted kitchen with built-in appliances, first floor landing, three generous sized double bedrooms, en-suite shower to master bedroom, re-fitted family bathroom, front and rear gardens, driveway, garage with laundry area, upvc double glazing, gas fired central heating. Viewing is highly recommended.

Replacement composite double glazed entrance door gives access to:

#### Hallway

Having wood effect upvc double glazed window to side, radiator, coving to ceiling, wood effect flooring.

Door from hallway gives access to:

#### Re-fitted cloakroom

Having low flush WC, wash hand basin with mixer tap over, tiled splash surrounds, storage drawers below, radiator, wood effect flooring, wood effect upvc double glazed window to front.

Door from hallway gives access to:

#### Lounge

15'5 x 11'3

Having wood effect upvc double glazed window to front, radiator, stone effect electric fire set to a period style hearth with timber surround, wood effect flooring, coving to ceiling.

Door from lounge gives access to:

#### Impressive re-fitted kitchen/diner

14'8 x 7'9

The kitchen area comprises: a range of contemporary soft close eye level base units with built-in cupboards and drawers, integrated Bosch double oven, Bosch microwave combination oven, four ring Neff induction hob, Neff integrated dishwasher, stylish fitted granite Quartz worktops with inset 1 1/2 stainless sink with mixer tap over, LED recessed spotlights to ceiling, wall hung cooker extractor fan, tiled floor.

The dining area comprises: tiled floor, radiator, under-stairs storage cupboard, LED recessed spotlights to ceiling, wood effect upvc double glazed French doors giving access to rear gardens.

From hallway stairs rise to:

#### First floor landing

Having loft access, airing cupboard with hot water tank cylinder unit.

Doors from first floor landing then give access to: Three generous size double bedrooms and re-fitted family bathroom.

#### Bedroom

12'7 x 12'1

Having wood effect upvc double glazed window with pleasing aspect to front, range of fitted wardrobes, radiator.

Door to:

#### En-suite shower room

Having a three piece white suite comprising: tiled shower cubicle, low flush WC, pedestal wash hand basin, wood effect upvc double glazed window to front, vinyl tiled effect floor covering, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

#### Bedroom

17'8 x 8'3

Having wood effect upvc double glazed windows to front and rear, two radiators.

#### Bedroom

11'11 x 8'2

Having wood effect upvc double glazed window to rear, radiator, free standing triple wardrobe.

#### Re-fitted bathroom

Having a three piece white suite comprising: Jacuzzi bath with mixer tap over and hand-held shower attachment off with additional wall mounted electric shower, wash hand basin with mixer tap over, storage cupboard below, low flush WC, part tiled to walls, heated chrome style towel rail, wood effect upvc double glazed window to rear, recessed spotlights to ceiling, tiled floor, heated chrome style towel rail, extractor fan to ceiling.

#### Outside

To the front of the property there is a lawned garden with paved pathway giving access to the front door. To the side of this there is a tarmac driveway which gives access to:

#### Garage

18'8 x 8'8

Having up and over door, laundry area comprising eye level and base units, fitted worktop with inset sink and mixer tap over, space for washing machine and tumble dryer, fitted power and light and wooden framed door to rear.

Gated side access then leads to the property's:

#### Attractive rear gardens

Having large paved patio area with feature low rise brick walling, outside cold tap and lighting point, lawned gardens, two paved patio areas, inset shrubs, plants and bushes. The rear gardens are enclosed.

#### Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

#### COUNCIL TAX BAND D

#### Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

#### Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

