



11 Linden Fields, Minsterley, Shrewsbury, Shropshire, SY5 0FE

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**Important Notice - please read carefully**

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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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**Offers In The Region Of £235,000**

Viewing: strictly by appointment through the agent



Situated on a small modern development within this popular village location. This is a neatly presented, modern and particularly spacious three bedroom semi detached house. The property boasts a modern L shaped bay fronted lounge/diner/kitchen, cloakroom, three bedrooms, modern bathroom, driveway and garage. Minsterley has an excellent variety of amenities as does the nearby village of Pontesbury. Access to the medieval town centre of Shrewsbury and local bypass linking up to the M54 motorway network is readily accessible. Viewing is recommended.

#### Accommodation

Modern bay fronted open plan lounge/diner/kitchen, cloakroom, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens, driveway, garage, upvc double glazing, gas fired central heating. Viewing is recommended.

Canopy over, entrance door gives access to:

#### Spacious modern bay fronted L shaped lounge/diner/

25'7 excluding bay x 15'0 max reducing down to 11' The lounge/diner area comprises: walk-in upvc double glazed bay window to front, upvc double glazed French doors to rear, wall mounted thermostat control unit, under-stairs storage cupboard, three radiators.

The kitchen area comprises: modern eye level and base units with fitted built-in cupboards and drawers, fitted worktops with inset stainless steel sink, stainless steel finished oven with four ring stainless steel gas hob over and wall hung stainless steel cooker canopy, tiled splash surrounds, vinyl tiled effect floor covering space for appliances, upvc double glazed window to rear.

From lounge/diner door gives access to:

#### Under-stairs cloakroom

Having low flush WC, wash hand basin with tiled splash surround, vinyl tiled effect floor covering, extractor fan to ceiling.

From lounge/diner stairs rise to:

#### First floor landing

Having loft access, radiator, fitted store cupboard plus additional over-stairs store cupboard with fitted hanging rail.

Door from first floor landing then give access to: three bedrooms and bathroom.

#### Bedroom

11'11 x 8'1 Having upvc double glazed window with pleasing rural aspect to front, radiator, built-in mirror fronted wardrobe.

#### Bedroom

9'5 x 8'2 Having upvc double glazed window to rear, radiator, fitted mirror fronted double wardrobe.

#### Bedroom

7'7 x 6'6 Having upvc double glazed window with pleasing rural aspect to front, radiator.

#### Bathroom

Having a three piece white suite comprising: panelled bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, part tiled to walls, shaver point, wall mounted extractor fan upvc double glazed window to rear, heated chrome style towel rail, vinyl tiled effect floor covering.

#### Outside

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

#### Garage

16'9 x 9'3 Having up and over door, fitted power and light and wall mounted gas fired central heating boiler.

Gated pedestrian side access then leads to a paved pathway giving access to the property's:

#### Rear gardens

Having small paved patio area, paved pathway, lawned garden. The rear gardens are enclosed by fencing.

#### Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

#### Tenure

We are advised that the property is freehold. The vendor/s have informed us these details/charges are applicable:

Service charge for up keep of development and drainage system approx. £64 pcm

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

#### COUNCIL TAX BAND C

#### 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 for sales).

#### 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) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FLOORPLANS

