



32 Willow Park, Minsterley, Shrewsbury, Shropshire, SY5 0EH

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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 £229,995

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, is this is well presented and deceptively spacious, modern three bedroom semi detached house., occupying a pleasing cul-de-sac position. The property is situated within this popular village location having good local amenities including petrol station with convenience store, public houses, takeaway outlets, Church etc. The County town of Shrewsbury and local bypass linking up to the M54 motorway network is readily accessible from the property. This property will appeal to many buyers and viewing is recommended by the agent. The accommodation briefly comprises of the following: Entrance hallway, spacious lounge. kitchen/diner, side lobby, cloakroom, first floor landing, three bedrooms, re-fitted bathroom, front and attractive well maintained rear enclosed gardens, generous driveway, detached brick built single garage, upvc double glazing (all glazing replaced in spring 2021 including front and back doors), gas fired central heating (New Worcester Greenstar 28CDi Compact combi boiler fitted in February 2023), cul-de-sac position.

The accommodation in greater detail comprises the following:

Double glazed entrance door gives access to:

Entrance hall

Having radiator, wood effect flooring.

Door from hallway gives access to:

Lounge

15'10 x 14'1 max into staircase recess x 10'9

Having two upvc double glazed windows, wood effect flooring, two radiators, TV aerial point, useful under-stairs open fronted recess.

Door from lounge gives access to:

Kitchen/diner

11'5 x 10'10

Having a range of eye level and base units with built-in cupboards and drawers, integrated double oven, four ring electric hob, fitted worktop with inset stainless steel sink with mixer tap over, space for appliances, vinyl tiled effect floor covering, radiator, upvc double glazed window to rear, tiled splash surrounds.

Doorway from kitchen/diner gives access to:

Side lobby

Having tiled effect vinyl floor covering, upvc double glazed door giving access to side of property, useful storage cupboard.

Door from side lobby gives access to:

Cloakroom

Having low flush WC, tiled splash surrounds, radiator, vinyl tiled effect floor covering, upvc double glazed window to side.

From lounge stairs rise to:

First floor landing

Having loft access, over-stairs storage cupboard.

Doors from first floor landing give access to: Three bedrooms and re-fitted bathroom.

Bedroom one

12'4 x 8'8

Having upvc double glazed window to rear, radiator, large built-in double wardrobe.

Bedroom two

10'5 x 7'9

Having upvc double glazed window to front, radiator.

Bedroom three

8'0 x 7'10

Having upvc double glazed window to side, radiator.

Re-fitted bathroom

Having a three piece white suite comprising: panelled bath with mixer shower over, WC with hidden cistern, wash hand basin set to vanity unit, tiled floor, part tiled to walls, mirror fronted bathroom cabinet, upvc double glazed window to front, wall hung heated chrome style towel rail.

Outside

To the front of the property there is a lawned garden with mature trees and inset flowers. To the side of this there is a generous tarmac driveway with timber gate leading to further tarmac driveway which then gives access to:

Detached brick built garage

Having up and over door, pitched tiled roof, glazed window to side and part glazed pedestrian door.

In between the house and garage gated access leads to aN:

Attractive gardens

Having paved patio area with outside lighting point, lawned gardens, well stocked borders containing a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing.

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 C

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

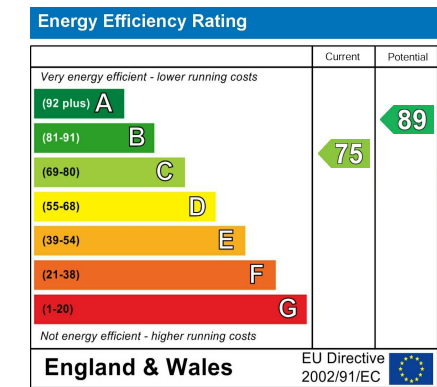
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

