

Hillview House White Grit, Minsterley, Shrewsbury,
Shropshire, SY5 0JL

www.hbshrop.co.uk



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Offers In The Region Of £550,000

Viewing: strictly by appointment through the agent

With stunning views to the rear towards the Stiperstones, Devil's Chair and surrounding countryside of outstanding natural beauty. This is a modern, substantial, well proportioned, improved and well maintained four double bedroom detached house. This property boasts an array of pleasing features which will appeal to many potential buyers. Hillview House enjoys a peaceful and tranquil location with the nearest village (via Hope Valley) is Minsterley which is approximately 6 miles away. The country town of Shrewsbury further along the A488 is approximately 17 miles away and Bishop Castle being approximately 6 miles away. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, study, lounge, dining room, UPVC double glazed conservatory, kitchen/breakfast room, utility room, first floor landing, master bedroom with dressing room and refitted en-suite shower room, three further double bedrooms,, family bathroom, large tarmacadam driveway, double garage, front and good size rear enclosed gardens.

The accommodation in greater detail comprises the following:

Storm porch with UPVC double glazed entrance door gives access to:

Reception hallway

Having radiator, coving and recess spotlights to ceiling, wall mounted thermostat control unit, under-stairs storage cupboard.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, circular wash hand basin with mixer tap over and tiled splash surrounds, wood effect flooring, heating chrome style towel rail, UPVC double glazed window to front.

Door from reception hallway gives access to:

Study

12'10 x 11'4
Having UPVC double glazed window with pleasing aspect, radiator, coving to ceiling.

Door from reception hallway gives access to:

Lounge

19'1 x 13'6
Having a contemporary LPG gas fire, two UPVC double glazed windows, two radiators, coving to ceiling, two wall light points, UPVC double glazed French doors from lounge gives access to:

UPVC double glazed conservatory

12'10 x 12'0
Having brick base, range of UPVC double glazed windows with pleasing aspect, radiator, polycarbonated roof, fitted ceiling fan with built-in light, UPVC double glaze French doors giving access to rear gardens.

From reception hallway door gives access to:

Dining room

13'6 x 12'7
Having UPVC double glazed window to front, radiator, coving to ceiling.

Door from reception hallway gives access to:

Kitchen/breakfast room

12'9 x 12'7
Having a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, integrated Neff double oven, integrated five ring Bosch hob with Bosch stainless steel cooker canopy over, integrated fridge, space for dishwasher, tiled splash surrounds, recessed spotlights to ceiling, radiator, UPVC double glazed window to front. breakfast bar.

Door from kitchen/breakfast room gives access to:

Utility room

7'8 x 7'6
Having eye level and base units. Belfast style sink with mixer tap over, fitted worktop, space for appliances, radiator, service door to double garage, tiled splash surrounds, UPVC double glaze window to front, UPVC double glazed door giving access to rear of property.

From reception hallway stairs rise to:

Half landing

Having UPVC double glazed window with pleasing aspect.

From half landing stairs rise to:

First floor landing

Having recessed spotlights to ceiling, radiator, airing cupboard with hot water tank cylinder unit.

From first floor landing doors then give access to: Four double bedrooms and family bathroom.

Bedroom one

13'6 x 13'4
Having UPVC double glazed window to front, radiator, fitted bedroom furniture, coving to ceiling.

Arch from bedroom one gives access to:

Dressing room

6'7 x 5'1
Having fitted wardrobes, recessed spotlights to ceiling.

Door from dressing room gives access to:

Re-fitted en-suite shower room

Having large corner shower cubicle, wall hung wash hand basin with mixer tap over, storage drawers below, bidet, WC with hidden cistern, part tiled walls, wall mounted extractor fan, UPVC double glazed window, recessed spotlights to ceiling. tiled floor with underfloor heating.

Bedroom two

13'0 x 12'4
Having UPVC double glazed windows to front and side of property, radiator.

Bedroom three

13'0 x 11'7
Having UPVC double glazed window with pleasing aspect to rear, loft access, radiator.

Bedroom four

13'6 x 10'11
Having UPVC double glazed window with pleasing aspect to rear, radiator.

Family bathroom

Having a three piece suite comprising: tiled jacuzzi style bath with mixer shower over, low flush WC, pedestal wash hand basin, part tiled to walls, radiator, tiled floor, UPVC double glazed window to front, recessed spotlights to ceiling, tiled floor with underfloor heating.

Outside

To the front of the property there is a generous size lawn garden with mature shrubs and trees, To the side of this there is a large tarmacadam driveway which provides ample off street parking for a number of vehicles. Next to this is an attractive Indian sandstone brick edged paved patio area with mature shrubs and outside cold tap. From the driveway access is given to:

Double garage

18'8 x 18'5
Having two electrically operated up and over doors, UPVC double glazed window, floor mounted oil fired central heating boiler, fitted power and light.

To either side of the property access is given to the:

Rear gardens

To the one side there is a low maintenance stoned area with inset shrubs and glazed greenhouse and to the other there is a further driveway area ideal for further parking, caravan etc and oil tank. The rear gardens are a pleasing feature of the property, taking full advantage of spectacular unspoilt rural views towards the Devil's chair. The rear gardens comprise: lawn gardens, stoned and paved pathways, a variety of mature shrubs, plants and bushes. The rear gardens are enclosed by fencing.

Directions

On leaving Minsterley continue through Plox Green, Wag Beach and Hope. On leaving Hope continue for approximately 2.5 miles and turn right sign posted for

White Grit , press western and Chirbury. Continue on this road until reaching White Grit (approximately 0.3 of a mile). Once in White Grit take the first left onto a country lane and continue for 0.3 of a mile and the property will be found on the left hand-side.

Services

Mains water, electricity and shared septic drainage 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 G

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.

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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			96
(92 plus) A			
(81-91) B			
(69-80) C		71	
(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

