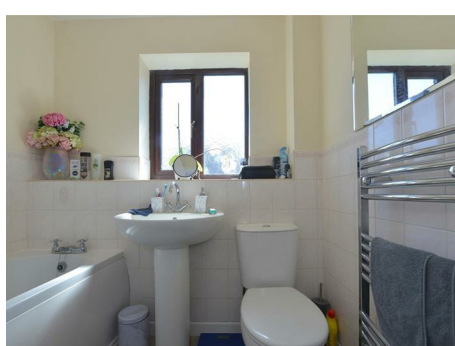




59 Ash Lea, Minsterley, Shrewsbury, Shropshire, SY5 0BU

www.hbshrop.co.uk



Important Notice - please read carefully

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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Occupying a pleasing cul-de-sac position, this is a well-proportioned and deceptively spacious three bedroom semi-detached house. The property is situated within Minsterley, which is a popular village location having excellent local amenities, some of which include, petrol station with convenience store, public houses, take-a-way outlets, schooling etc. Access to the County town of Shrewsbury is readily accessible as is the local bypass. This property will appeal to many buyers and a viewing is recommended.

The accommodation briefly comprises, the following: Entrance hallway, L-shaped lounge / diner, kitchen, first floor landing, three bedrooms, bathroom, front and low maintenance rear enclosed gardens, generous driveway providing ample off street parking for a number of vehicles, brick-built garage, uPVC double glazing, gas fired central heating, cul-de-sac position, popular village location. Viewing is recommended.

The accommodation in greater detail comprises:

uPVC double glazed entrance door, gives access to:

Entrance hallway

Having radiator, wall-mounted digital control panel. Door to:

Cloakroom

Having low flush WC, wall-mounted wash hand basin, tiled floor, radiator, uPVC double glazed window to the side.

Door from entrance hallway gives access to:

L-shaped lounge / diner

24'4 x 12'5

The lounge area comprises: uPVC double glazed window to the front, radiator, coving to ceiling, wall-mounted thermostatic control unit.

The dining area comprises: Laminate flooring, radiator, uPVC double glazed sliding patio door giving access to the rear gardens, coving to ceiling.

From lounge / diner access is given to:

Kitchen

9'7 x 7'10

Having eye level and base units with built-in cupboards and drawers, tiled splash surrounds, fitted worktops with inset sink drainer with mixer tap over, tiled floor, uPVC double glazed window to the rear, uPVC double glazed door giving access to the side of property, under-stairs storage cupboard, space for appliances.

From entrance hallway stairs rise to:

First floor landing

Having uPVC double glazed window with pleasing aspect to the side, loft access, store cupboard housing gas fired central heating boiler. From first floor landing doors give access to three bedrooms and bathroom.

Bedroom one

11'2 8'5

Having uPVC double glazed window to front, radiator, built-in double wardrobe with shelved storage cupboard to side.

Bedroom two

9'2 x 8'9

Having uPVC double glazed window to the rear, radiator, built-in double wardrobe with double shelved storage to side.

Bedroom three

8'2 x 7'0

Having uPVC double glazed window to front, radiator.

Bathroom

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

Outside

To the front of the property there is a lawned garden with paved pathway giving access to the front entrance door. To the side of this there is a generous tarmac driveway which provides ample off street parking for a number of vehicles and gives access to:

Brick-built garage

Having a pitched tiled roof.

In-between the house and garage access is then given to the property's low maintenance rear gardens having brick and Indian sandstone paved patio areas, artificial lawned garden, apple tree, outside lighting point and cold water tap and timber 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 B

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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

