

4 Kensington Gardens, Minsterley, Shrewsbury,
Shropshire, SY5 0AB

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An attractive, extended and improved two bedroom mid terrace cottage which offers deceptively spacious living accommodation throughout. The property occupies a lovely position within this popular village of Minsterley, which lies approximately 10 miles South West of the historic town centre of Shrewsbury. Village amenities include, a Primary School, Bus Service, Petrol Station with a Morrisons Store, a range of take-away outlets and Public Houses. Early viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance porch, attractive lounge with wood burning stove, extended refitted kitchen/diner, first floor landing, two bedrooms, refitted bathroom, front and rear enclosed gardens with outbuilding, large driveway, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

Replacement entrance door gives access to:

Entrance porch

Having attractively tiled floor, UPVC double glazed window to front.

Door from entrance porch gives access to:

Lounge

14'11 max into staircase recess x 11'5

Having wood burning stove set to an exposed brick hearth with timber mantle above, UPVC double glazed window to front, radiator, useful understairs recess.

Part glazed door from lounge gives access to:

Extended refitted kitchen/diner

15'0 x 13'6

Having a range of eye level and base units with built-in cupboards and drawers, integrated double oven, dishwasher, space for upright fridge freezer, space for washing machine, fitted wooden style worktops with inset four ring ceramic hob with stainless steel cooker canopy over, stainless steel sink with mixer tap over, tiled floor, glass display cabinet, tiled splash surrounds, recessed spotlights to ceiling, UPVC double glazed window to rear, UPVC double glazed door giving access to rear gardens, Velux roof window, two radiators and wall mounted heating control panel.

From lounge stairs rise to:

First floor landing

Having loft access. Doors then give access to: Two bedrooms and refitted bathroom.

Bedroom one

12'7 max into recess reducing down to 10'2 min x 8

Having UPVC double glazed window with pleasing aspect to front towards the local church, radiator, over stairs wardrobe.

Bedroom two

9'1 x 6'7

Having UPVC double glazed window to rear, radiator, TV aerial point.

Refitted bathroom

Having a modern three piece suite comprising: Panel bath with mixer shower over, extendable glazed shower screen to side, wall hung wash hand basin, low flush WC, tiled floor, part tiled to walls, UPVC double glazed window to rear, heated chrome style towel rail, recessed spotlights to ceiling.

Outside

To the front of the property there is a generous size stoned driveway providing ample off street parking for a number of vehicles. Access is then given to a low maintenance decked area which is enclosed the three side by mature hedging and timber fencing. A shared side access with neighbouring property's leads to the rear of the property where access is gained to a:

Landscaped rear gardens

Having Indian sandstone paved patio area with matching pathway and slated inset, lawn garden, low rise brick walling, raised beds. To the end of the garden there is a:

Outbuilding

12'10 x 9'11 max

Having fitted power and light. 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 B

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) A		
(81-91) B		
(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

