

25 Hawthorn Road, Minsterley, Shrewsbury, Shropshire,
SY5 0DQ

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Nestled within in the charming village of Minsterley, this is a neatly presented, well maintained and spacious three double bedroom detached house, which will appeal to many buyers. Situated within the South Shropshire countryside Minsterley is a welcoming and historic village that perfectly blends rural tranquility with everyday convenience. Excellent local amenities include: A parish church, petrol station with adjoining convenience store, public house, primary school and a regular bus service to the Shrewsbuury town Centre. For outdoor enthusiast the village is a gateway to the Shropshire Hills 'area with outstanding beauty', offering stunning countryside walks, cycling routes and breathtaking views right on your doorstep. Commuters will also be pleased to know that access is readily accessible to the local Shrewsbury bypass linking up to he M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Reception hallway, cloakroom, L shaped lounge/diner, kitchen/breakfast room, side lobby, sun room, first floor landing, three double bedrooms, bathroom, front and pleasing rear enclosed gardens, driveway, large single garage, extensive UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Reception hallway

Having understairs storage cupboard, radiator, wall mounted thermostat control unit, cloaks cupboard.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wash hand basin, tiled floor, UPVC double glazed window.

Door from reception hallway gives access to:

L shaped lounge/diner

21'10 max x 14'10 max
Having attractive coal effect gas fire set to a marble style hearth with matching fire surround, two radiators, UPVC double glazed window to front, UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side, coving to ceiling.

Door from reception hallway gives access to:

Kitchen/breakfast room

9'10 x 8'6
Having eye level and base units with built-in cupboards and drawers, glass display cabinets, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, integrated double oven, four ring electric hob, radiator, tiled floor, UPVC double glazed window to rear, UPVC double glazed door from kitchen gives access to:

Side lobby/sun room

Side lobby

15'2 x 3'11
Having UPVC double glazed door to front, servgice door to garage, tiled floor.

Sun room

12'1 x 7'2
Having tiled floor, single glazed window to front, polycarbonated roof, wooden framed glazed door giving access to rear gardens.

From reception hallway stair rise to:

First floor landing

Having radiator, UPVC double glazed window to front, linen store cupboard housing gas fired central heating boiler

Doors from first floor landing give access to: Three double bedrooms and bathroom.

Bedroom one

12'9 x 10'2
Having large part mirror fronted fitted wardrobe, UPVC double glazed window to rear, radiator, loft access.

Bedroom two

11'11 x 8'11
Having UPVC double glazed window to front, radiator.

Bedroom three

11'9 x 8'7
Having UPVC double glazed window to rear, radiator.

Bathroom

HAVING a three piece white suite comprising: Timber style panel bath with shower over and glazed shower screen to side, low flush WC, pedestal wash hand basin, UPVC double glazed window, heated chrome style towel rail, part tiled to walls, tiled floor.

Outside

To the front of the property there is a lawn garden with mature bushes/shrubs. Paved pathway gives access to front door. To the side of the front garden there is a tarmacadam driveway which gives access to:

Large single garage

18'4 x 8'11 max
Having up and over door, loft access, two glazed windows to rear.

Rear gardens

The rear gardens are a pleasing feature of the property and comprise: A large paved patio and crazy paved sun terrace, lawn gardens, timber garden shed, glazed greenhouse, well stocked borders containing a variety of specimen shrubs, plants and bushes, outside lighting point. The rear gardens are enclosed by mature hedging.

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.

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	52	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

