

The Manse Plox Green Road, Minsterley, Shrewsbury,
Shropshire, SY5 0HS

www.hbshrop.co.uk



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Offers In The Region Of £360,000

Viewing: strictly by appointment
through the agent

Set within a generous size plot which benefits from open views to the rear across local farmland, countryside and beyond, this is a spacious, well presented and improved four double bedroom detached house. Minsterley is a charming and well regarded Shropshire village nestled at the edge of the Shropshire hills which is an outstanding area of natural beauty. The village offers a perfect balance of rural tranquility along with everyday convenience making it particularly appealing to family's, walkers and those who are seeking a peaceful village lifestyle. The village of Minsterley offers excellent local amenities some of which include: petrol station with Morrisons daily convenience store, butchers, takeaway outlets and an active village hall, primary school and is readily accessible to nearby towns such as Shrewsbury providing a wider range of shopping, dining and transport links. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, sitting room, refitted kitchen/breakfast room, laundry room, dining room, first floor landing, four double bedrooms, family bathroom, large plot having a good size front and rear enclosed gardens which border local farmland and offer a delightful rural aspect, generous size driveway with turning area, UPVC double glazing, gas fired central heating, popular village location. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance porch

Having UPVC double glazed window , tiled floor, UPVC double glazed door from entrance porch give access to:

Reception hallway

Having useful understairs recess, radiator.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, two UPVC double glazed windows, radiator.

Door from reception hallway gives access to:

Lounge

15'11 x 11'2

Having UPVC double glazed French doors giving access to rear gardens with UPVC double glazed windows to side with a pleasing rural aspect to rear, coal effect electric stove, radiator.

Door from reception hallway gives access to:

Sitting room

10'10 x 10'10

Having UPVC double glazed window to front, radiator.

Door from reception hallway gives access to:

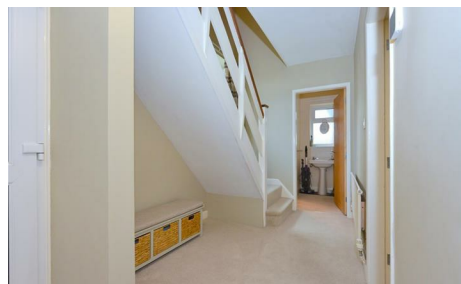
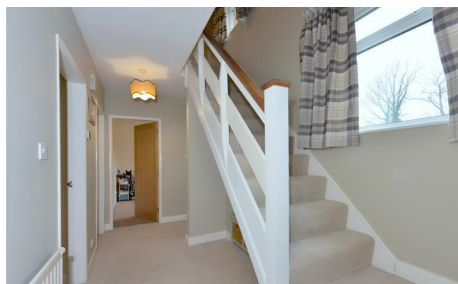
Refitted kitchen/breakfast room

13'10 max into recess reducing down to 10'10

Having replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, four ring gas hob, integrated oven with cooker extractor fan over, tiled splash surrounds, vinyl floor covering, UPVC double glazed window with a pleasing aspect to rear, shelved pantry store cupboard, space for an American style fridge freezer.

Part glazed door from kitchen/breakfast room give access to:





Laundry room

12'3 x 5'8

HAVING UPVC double glazed doors to front and rear of property, UPVC double glazed window to front, tiled effect flooring, space for washing machine and tumble dryer with fitted worktop above, cupboard housing gas fired central heating boiler, PVC door from laundry gives access to:

Dining room

15'4 x 8'6

HAVING UPVC double glazed window to front and rear of property, recessed spotlights to ceiling, two wall mounted electric heaters.

From reception hallway stairs rise to:

First floor landing

HAVING two UPVC double glazed windows to front, radiator, linen store cupboard.

Doors from first floor landing then give access to: Four double bedrooms and family bathroom.

Bedroom one

11'3 x 10'7

HAVING a delightful rural aspect to rear, UPVC double glazed window, built-in double wardrobe, radiator.

Bedroom two

10'10 x 10'9

HAVING UPVC double glazed window with a pleasing aspect to front, radiator.

Bedroom three

11'1 x 8'5

HAVING a delightful rural aspect to rear, UPVC double glazed window, radiator, built-in double wardrobe.

Bedroom four

11'2 max reducing down to 9'9 min x 8'6

HAVING a delightful rural aspect to rear, UPVC double glazed window, radiator, built-in wardrobe.

Family bahtroom

HAVING a white suite comprising: Panel bath with electric shower over, low flush WC, pedestal wash hand basin, tiled to walls, vinyl tiled effect floor covering, radiator.

Outside

The property occupies a large plot. To the front of the property a timber five bar gate leads to a generous tarmac driveway with turning area, low maintenance stone section, generous size lawn garden with a recently installed fencing screening the pedestrian pathway and main road. Access is then given to:

Generous size rear garden

Comprising: Extensive paved patio, timber garden shed, lawn gardens, mature shrubs, plants, trees and bushes. The rear gardens border local farmland have a delightful rural aspect.

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.

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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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