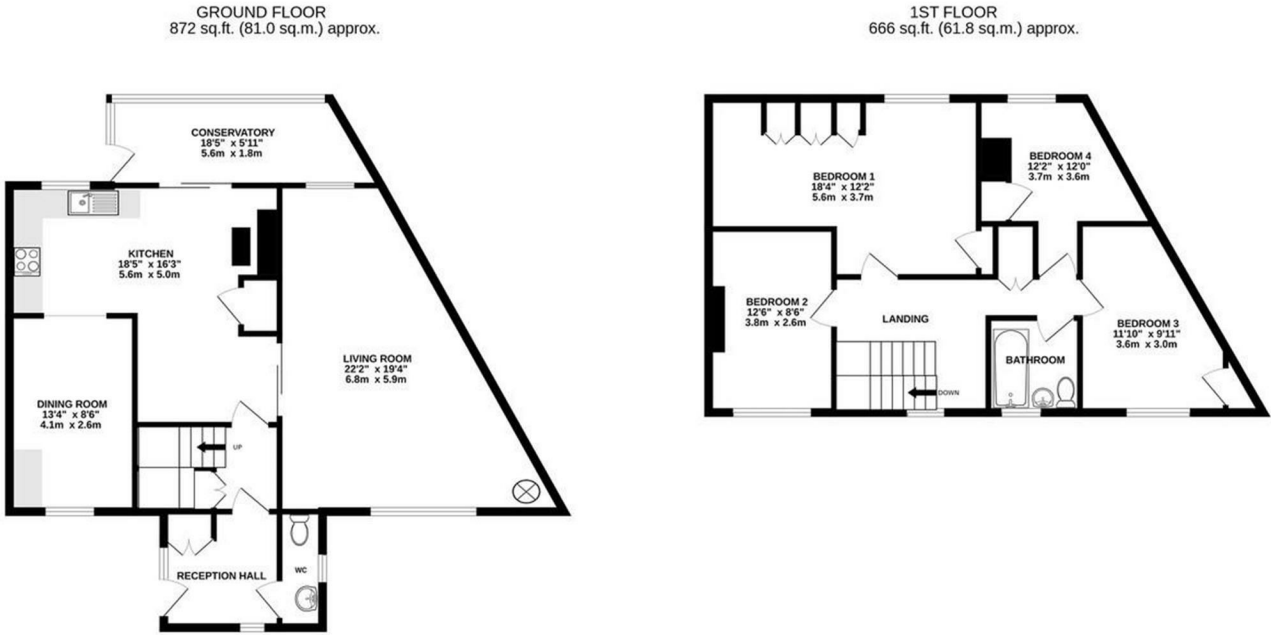


FOR SALE

10 Horsebridge, Minsterley, Shrewsbury, SY5 0AH



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

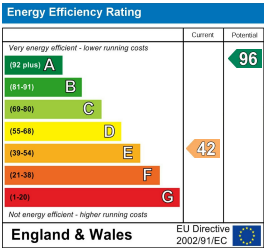
Offers in the region of £300,000

10 Horsebridge, Minsterley, Shrewsbury, SY5 0AH

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A deceptively spacious detached house offering flexible accommodation and requiring modernisation, set with garage and delightful large gardens in this sought after rural location. IN ALL APPROX 0.32 ACRES.



01743 236444


Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



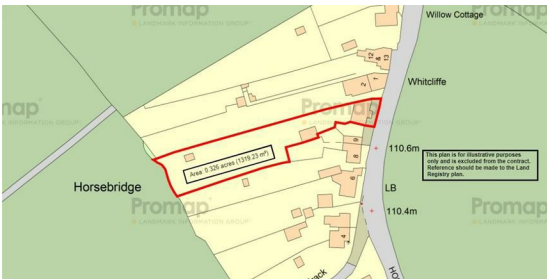
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MILEAGES: Shrewsbury 10.3 miles, Pontesbury 2.7 miles and Telford 24.3 miles. All mileages are approximate.


2 Reception
Room/s


4 Bedroom/s


1 Bath/Shower
Room/s



- Spacious mature detached house
- Versatile accommodation
- Requiring modernisation
- Lovely large gardens
- Driveway parking & Detached Garage
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury take the A488 west travelling through the villages of Hanwood and Pontesbury. On reaching Minsterley proceed to the mini roundabout and continue straight over passing the fish and chip shop on the right hand side. Arriving at the next roundabout take the right turn down Horsebridge Road and continue along and the property will be found on the left hand side identified by a Halls 'For Sale' board.

SITUATION
The property is attractively positioned just outside the village of Minsterley, which provides a selection of basic amenities including a mini supermarket, fish and chip shop, public house, church, primary school and veterinary surgery. A few miles away is Pontesbury which has a greater selection of amenities including a dental and medical practice. The county town of Shrewsbury is readily accessible for commuters with the A5 giving a quick link to the M54 motorway through to Telford. The property is also well placed to the nearby Hope Valley and Stiperstones which is well known amongst walkers.

DESCRIPTION
10 Horsebridge is a particularly spacious, mature detached house offering versatile accommodation which requires a scheme of modernisation and improvement throughout. The ground floor offers a spacious living room, open plan living/dining/kitchen. Guest WC and useful rear porch. To the first floor there are four bedrooms and a bathroom. Outside there is parking to the front on a patterned concrete area. The property has the benefit of vehicular access over a neighbouring driveway, which in turn leads to a gated access to the rear of number 10 where a large detached garage can be found. The gardens are an especially delightful feature and large in size offering lovely flowing lawns, numerous well stocked shrubby beds and borders together with pond, a mini orchard and vegetable beds. Set in all approx 0.32 acres.

ACCOMMODATION
Panelled part glazed entrance door leads into:

ENTRANCE HALL
With built in storage cupboard.

GUEST WC
With low level WC, pedestal wash hand basin with tiled splash.

INNER HALL
With staircase rising to first floor. Built in understairs storage cupboard.

OPEN PLAN KITCHEN/DINER
Providing eye and base level units, comprising cupboards and drawers with generous work surface area. One and half bowl stainless sink unit and drainer with mixer tap. Integral electric oven and grill with four ring electric hob. Tiled hearth housing multi fuel burning stove. Sliding patio door to conservatory. Built in storage cupboard with fitted shelving. Additional worktop with storage cupboards under. Fireplace housing oil fired central heating boiler.

LIVING ROOM
With brick fireplace, fitted book shelving, part panelling to ceiling and walls. Raised hearth housing log burning stove.

REAR PORCH
With UPVC double glazed windows, polycarbonate roof. Part glazed access door to rear garden.

FIRST FLOOR LANDING
Window with lovely views over fields to front and towards Pontesford Hill. Built in airing cupboard housing the insulated hot water cylinder with shelving over.

BEDROOM ONE
With range of built in wardrobes, built in storage cupboard. Attractive aspect over rear garden.

BEDROOM TWO
With attractive aspect over the fields to front with hills in the distance.

BEDROOM THREE
With built in storage cupboard, built in wardrobe and attractive aspect over garden.

BEDROOM FOUR
Built in wardrobe, attractive views to front.

BATHROOM
Providing a suite comprising, low level WC, pedestal wash hand basin and panelled bath with electric shower over. Part tiled walls and splash screen.

OUTSIDE
The property is approached over a patterned concrete area. The property also has the benefit of vehicular and pedestrian access over the adjoining gravelled driveway leading to a gated entrance leading onto a concrete driveway arriving at the detached garage/workshop.

GARAGE/WORKSHOP
With metal sliding entrance door. Power and light points. Inspection pit.

GARDENS
The gardens sit predominantly to the rear and offer a crazy paved patio seating area, together with large flowing lawns, flanked by established and attractively stocked shrubby beds with borders. The gardens are of a particularly pleasing size and continue to offer further lawns, a nature pond with rockery bed. Numerous floral shrubby beds and borders. Mini orchard, greenhouse, timber shed/store. It should be noted that the rear gardens have stunning views to the rear over farmland towards the Callow.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'E' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.