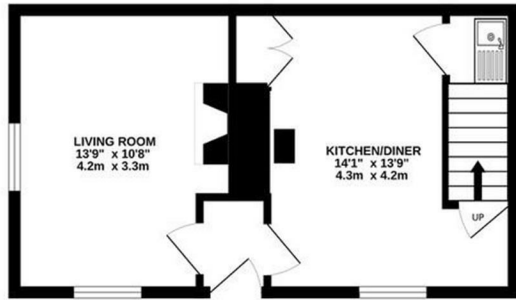


FOR SALE

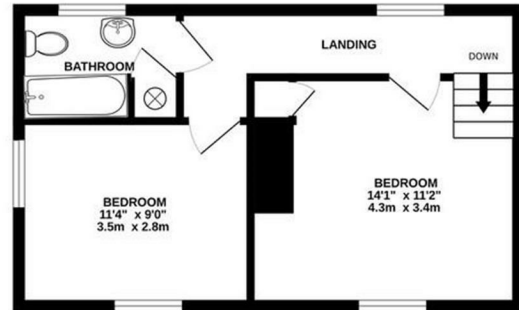
1 Ferndale Hope Valley, Minsterley, Shrewsbury, SY5 0JX



GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.6 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

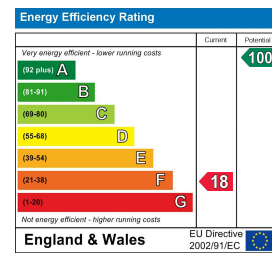
Guide Price £100,000

1 Ferndale Hope Valley, Minsterley, Shrewsbury, SY5 0JX

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 mature semi-detached house providing well proportioned rooms requiring extensive renovation and improvement in this desirable rural locality. NO ONWARD CHAIN.



01743 236 444

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



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MILEAGES: Shrewsbury 14.1 miles and Bishops Castle 9.2 miles. All distances are approximate.



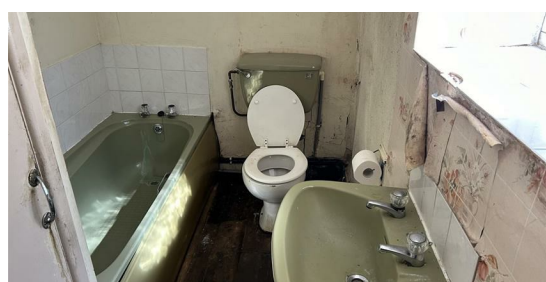
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Popular rural location
- Well proportioned rooms
- Extensive renovation required
- No onward chain

DESCRIPTION

1 Ferndale is a mature semi-detached house which provides rooms of pleasing dimensions. The accommodation requires an extensive and comprehensive scheme of renovation and improvement throughout. Allowing all prospective purchasers an excellent opportunity to introduce their own ideas and tastes. To the ground floor there is a living room and kitchen. To the first floor are two generous bedrooms and a bathroom. The property has an area of garden which is positioned directly opposite the property on the other side of the road.

ACCOMMODATION

Part glazed UPVC entrance door into:

ENTRANCE HALL

Doors off and to:

LIVING ROOM

With tiled fireplace. Dual aspect windows.

KITCHEN DINER

With fireplace housing multi fuel burning stove. A range of built in storage cupboards. Space and connection for cooker. Storage cupboard housing stainless steel sink unit and drainer.

FIRST FLOOR LANDING

With exposed boarded flooring and built in storage cupboard.

BEDROOM 1

With exposed boarded flooring.

BEDROOM 2

With dual aspect windows with pleasant outlook.

BATHROOM

Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath.

OUTSIDE

The property is approached off the main road through a gated entrance onto a concreted pathway. The pathway then extends down the side of the property leading to an adjoining outbuilding comprising of a store and former garden WC.

THE GARDENS

These are located opposite the property, to the other side of the (A458) Bishops Castle Road. Currently this is laid to lawn but is somewhat overgrown and does require further attention.

GENERAL REMARKS

AGENTS NOTE

Prospective purchasers should be made aware that the property is not registered and may wish to seek legal advice regarding this.

COUNCIL TAX

The property is currently showing as Council Tax Band x. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com

DIRECTIONS

From Shrewsbury take the A488 through the villages of Hanwood and Pontesbury and then on reaching Minsterley turn left at the roundabout to Bishops Castle. Proceed up Hope Valley and continue through the wooded area. On reaching the brow of the hill proceed for approximately a further 300 metres and the property will be seen on the left hand side, clearly identified by a Halls For Sale Board.

SITUATION

The property is situated in a rural locality at the top of the Hope Valley, a well known tourist area and popular amongst walkers. The local village of Minsterley provides a basic level of amenities including a garage, mini supermarket, primary school, pub and village hall. Pontesbury provides a wider range of facilities whilst the market towns of Bishops Castle and Shrewsbury can be easily accessed.