

FOR SALE

2 Little Minsterley, Minsterley, Shrewsbury, SY5 0BW



Total area: approx. 71.0 sq. metres (764.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.



FOR SALE

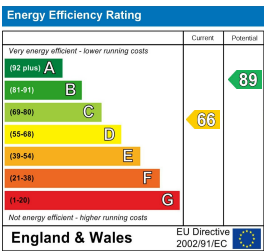
Offers in the region of £260,000

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**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 greatly improved and beautifully presented semi-detached cottage, with generous parking and lovely gardens enjoying pleasant views, located in this popular rural village.



01743 236 444


Shrewsbury Sales  
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MILEAGES: Pontesbury 2 miles, Shrewsbury 11 miles, Welshpool 14 miles, Oswestry 23 miles.  
All mileages are approximate.



2 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



- Beautifully improved cottage
- Large garden room
- Ample driveway parking
- Attractive generous gardens
- Pleasant views
- Popular vlllage location

**DIRECTIONS**  
From Shrewsbury take the A488 south-west continuing through Hanwood and Pontesbury until you reach Minsterley. Upon entering the village, the property will be found on the left hand side as indicated by the for sale board.

**SITUATION**  
The property is situated in the village of Minsterley which provides a selection of basic amenities including a shop/post office, pub, fish and chip shop, church, primary school and veterinary surgery. About a mile away is the village of Pontesbury which has a greater selection of amenities including a dental and medical practice. Shrewsbury is also readily accessible for commuters with the A5 bypass giving a quick link to the M54 motorway to Telford.

- DESCRIPTION**  
2 Little Minsterley is a charming and immaculately presented semi-detached cottage with character. The current owner has made a number of improvements which include:
- \* Installation of a brand new kitchen
  - \* Refitted shower room
  - \* Full replacement windows
  - \* New driveway
  - \* Extensively landscaped gardens

The cottage itself offers a delightful living room with log burning stove, recently refitted kitchen with numerous integrated appliances which leads through to an oak framed garden room which gives access to the rear gardens. To the first floor, there are two bedrooms together with the bathroom which has a separate shower cubicle. Outside, there is a large tarmacadam driveway parking area with space for numerous vehicles. The gardens have been extensively landscaped and offer neatly maintained lawns together with patio and gravelled seating areas and a number of herbaceous shrubbery beds and borders.

**ACCOMMODATION**  
Part glazed access door leads into:

**ENTRANCE HALL**  
With staircase leading to first floor and door to:

**LIVING ROOM**  
Attractive fireplace housing log burning stove, understairs storage cupboard.

**KITCHEN DINER**  
LVT floor. New modern fitted kitchen with eye and base level storage cupboards and drawers, with worktops over, ceramic sink unit with mixer tap, integrated appliances. Part tiled walls, glazed door to:

**GARDEN ROOM**  
Oak framed with full length wraparound double glazed windows and roof, twin glazed doors leading out to rear sun terrace.

**FIRST FLOOR LANDING**  
Doors off and to:

**BEDROOM 1**  
**BEDROOM 2**  
With built in storage cupboard.

**BATHROOM**  
Tiled floor. Providing an attractive suite comprising low level WC, wash hand basin and tiled panelled bath with separate shower cubicle. Fully tiled walls.

**OUTSIDE**  
The property is approached over a large tarmacadam parking area with space for numerous vehicles.

**THE GARDENS**  
Immediately adjacent to the garden room is a sun terrace providing an excellent outdoor entertaining area. Timber and felt storage shed. Steps then rise to a flagged pathway flanked on each side by flowing lawns and containing herbaceous borders. To the top section of garden is a gravelled area, idea for further seating and potted plants.

**GENERAL REMARKS**  
**COUNCIL TAX**  
The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

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

**TENURE.**  
Freehold. Purchasers must confirm via their solicitor.

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

**VIEWINGS.**  
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.  
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