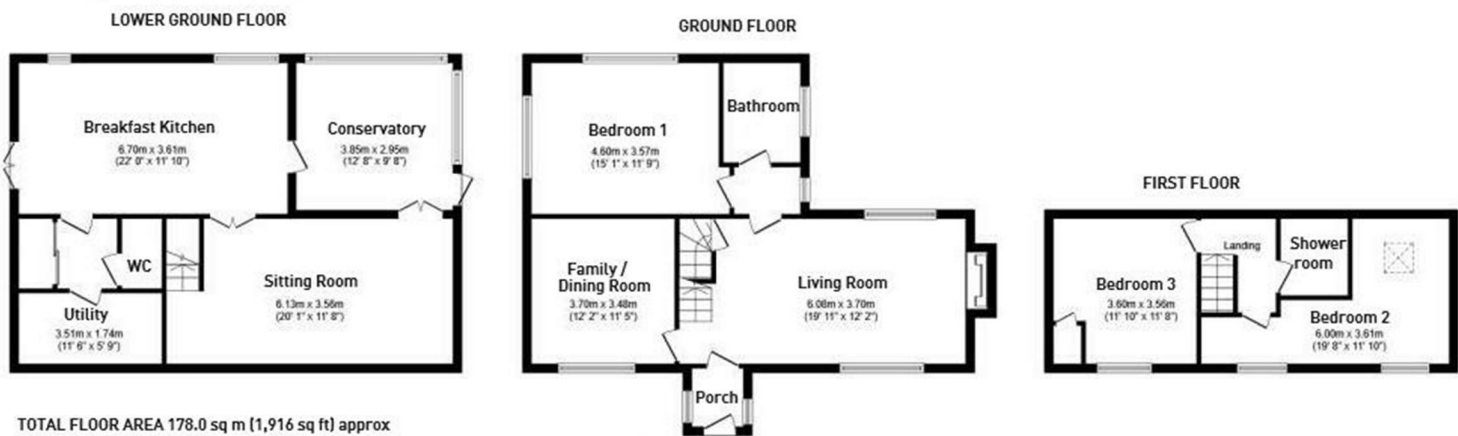


FOR SALE

Oaklands Hope, Minsterley, Shrewsbury, SY5 0JB



FOR SALE

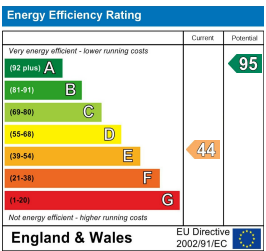
Asking Price £260,000

Oaklands Hope, Minsterley, Shrewsbury, SY5 0JB

**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



CASH BUYERS ONLY - A mature detached house offering spacious accommodation set over three floors, requiring an extensive scheme of modernisation and improvement, positioned in a generous plot in this most popular rural location. IN ALL APPROX. 0.37 ACRE.



01743 236 444

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



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MILEAGES: Minsterley 3.9 miles, Shrewsbury 13.7 miles, Bishops Castle 9.6 miles. All mileages are approximate.



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Accommodation over 3 floors
- Requires modernisation
- Well proportioned rooms
- Driveway and garage
- Generous gardens
- NO ONWARD CHAIN

**DIRECTIONS**  
From Shrewsbury proceed west along the A488 towards Bishops Castle passing through the villages of Hanwood and Pontesbury. On arrival at Minsterley take the first left turn at the roundabout heading for Bishops Castle. Continue out of Minsterley and up the Hope Valley, the cottage will be found on the left hand side immediately opposite the right turn signposted Bentlawnt.

**SITUATION**  
The property is located within close proximity to the villages of Minsterley and Pontesbury both offering a range of amenities including shops, primary and secondary schools, restaurants, public houses and dental and medical practices. Commuters will be pleased to note there is access through to the county town of Shrewsbury with its excellent leisure amenities with the A5 providing further links through to the M54 motorway and onto Telford.

**PUBLIC NOTE**  
We are acting in the sale of the above property and have received an offer of £240,00, Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.  
EPC rating: E

**DESCRIPTION**  
Oaklands is a deceptively spacious and well proportioned mature detached house with accommodations laid out over three floors. To the ground floor comprises a spacious living room, sitting room, bedroom 1 and bathroom. Steps then lead down to a family room and large breakfast kitchen with useful utility room and guest WC. Positioned to the side and over looking the gardens is a conservatory, whilst to the first floor there are two further bedrooms and a shower room. The property requires an extensive scheme of modernisation and improvement, which allows a fantastic opportunity for all potential purchasers to introduce their own designs and tastes. Outside, there is a generous gravelled parking area which leads to a detached open fronted garage with adjoining workshop. A second gated driveway extends to the other side of the property with room for further parking. The gardens sit to both sides and offer lawned areas, established borders and a number of specimen trees. It should be noted that the property has a free flowing stream which runs through the grounds. IN ALL APPROXIMATELY 0.37 ACRE.

- ACCOMMODATION**
- ENTRANCE PORCH**  
With oak panelled door and part glazed door through to:
- LIVING ROOM**  
With oak boarded flooring. Feature exposed stone wall with log burning stove. Staircase rising to first floor. Staircase leading to lower ground floor accommodation.
- SITTING ROOM**
- INNER HALL**  
With base level storage cupboards.
- BEDROOM 1**  
With dual aspect windows.
- BATHROOM**  
Providing a suite comprising low level WC, pedestal wash hand basin and 'P' shaped panelled bath. Mains fed shower. Part tiled walls.
- FAMILY / DINING ROOM**  
With slate tiled floor. Period fireplace. Twin glazed French doors to Conservatory. Stable door to:

- BREAKFAST KITCHEN**  
Providing a range of units comprising cupboards and drawers. Belfast sink unit. Space and plumbing for dishwasher. Space and connection for Range cooker. Twin glazed doors to terrace and gardens. Glazed door to Conservatory.
- LOBBY**  
With tiled floor and built in storage cupboard with fitted shelving. Doors off and to:
- UTILITY**  
With tiled floor Fitted worktop. Space and plumbing for washing machine. Base level storage cupboards. Space for chest freezer. WORCESTER oil fired central heating boiler.
- GUEST WC**  
With tiled floor. Low level WC. Pedestal wash hand basin. Tiled walls.
- CONSERVATORY**  
With dual aspect UPVC double glazed windows. UPVC door to garden.
- FIRST FLOOR LANDING**  
Doors off and to:
- BEDROOM 2**  
With built in storage cupboard.
- BEDROOM 3**
- SHOWER ROOM**  
With tiled floor. Low level WC, pedestal wash hand basin, shower cubicle, part tiled walls.
- OUTSIDE**  
The property is approached onto a part gravelled driveway with gated access to either side of the property. To one flank, a gravelled driveway extends to a detached garage.
- GARAGE**  
Open fronted with power and light points. With adjoining WORKSHOP with stable door, power and light points.

- THE GARDENS**  
The gardens are deeply established and do require some attention. Sitting adjacent to the Conservatory is an area laid to lawn. The majority of the gardens extend to the other side of the property and positioned off the kitchen diner is a brick paved patio entertaining space. Steps then lead onto additional gravelled parking which is adjoined by large flowing lawns. The rear gardens are bordered by a free flowing stream and the property does have the benefit of some additional banked ground to the other side.
- GENERAL REMARKS**
- AGENTS NOTE**  
We understand that the property currently has an eradication scheme in place for Japanese Knotweed. Please contact agent for further details.
- 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. Oil fired central heating. None of these services have been tested.
- COUNCIL TAX**  
The property is currently showing as Council Tax Band E. 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).
- VIEWINGS**  
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)