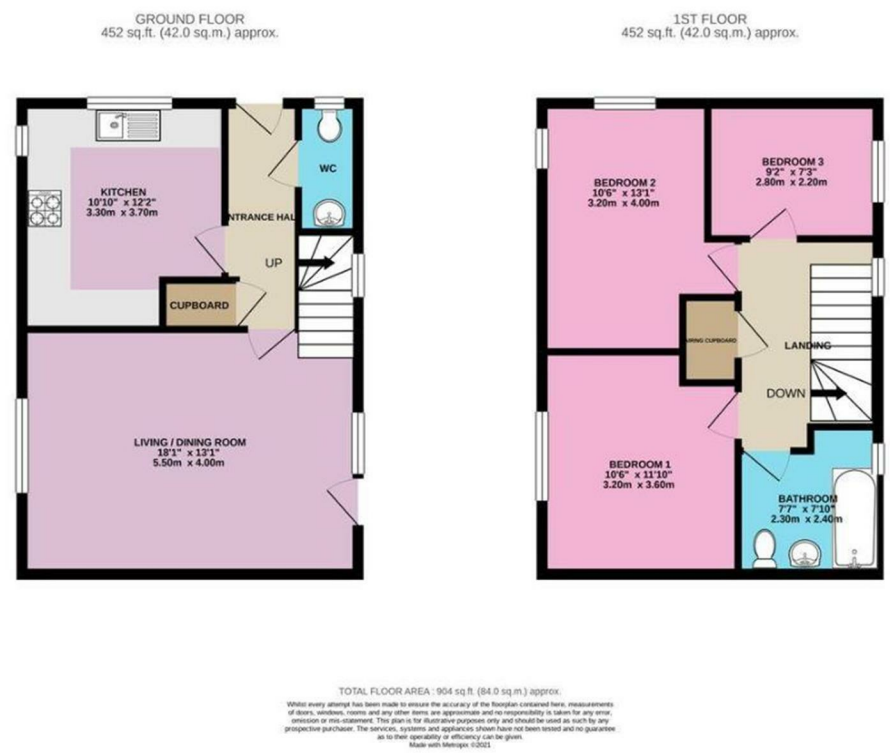


FOR SALE

30 Orchid Meadow, Minsterley, Shrewsbury, SY5 0FB



FOR SALE

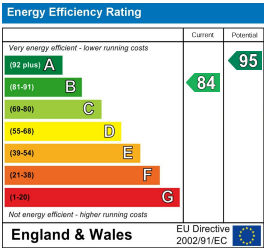
Offers in the region of £230,000

30 Orchid Meadow, Minsterley, Shrewsbury, SY5 0FB

**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 delightfully presented and highly appealing modern semi detached house, providing well proportioned accommodation, set with generous lawned gardens in this sought after rural village.



01743 236 444


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




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MILEAGES: Shrewsbury 10.2 miles, Telford 24.3 miles. All mileages are approximate.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Popular rural village
- Modern development
- Attractively presented
- Well proportioned rooms
- Driveway parking
- Lawned gardens

DIRECTIONS

From Shrewsbury town centre proceed west through Radbrook and upon reaching A5 roundabout go straight ahead onto the A488 signposted Bishops Castle. Continue through the villages of Hanwood and Pontesbury and on reaching Minsterley proceed into the village taking the left turn onto Callow Lane just before The Crown and Sceptre public house. Continue along Callow Lane taking the right turn into Orchid Meadow and the property will be identified on the right hand side.

SITUATION

30 Orchid Meadow is located on the fringe of the popular village of Minsterley, which has a selection of amenities which include a mini Morrisons supermarket, pub, fish and chip shop, church and primary school. The nearby village of Pontesbury has a wider selection of facilities including a dental and medical practice. The county town of Shrewsbury is easily accessible whilst the A5 by-pass gives a quick link through to Telford.

DESCRIPTION

30 Orchid Meadow is a highly desirable modern semi detached house, which will no doubt provide strong market appeal. The accommodation is well presented throughout with the ground floor offering a spacious lounge/diner and separate kitchen together with a guest WC. To the first floor there are three bedrooms and the bathroom. Outside, there is driveway parking whilst the gardens, which are predominantly found to the rear, are extensively laid to lawn and offer all potential purchasers an excellent opportunity to introduce their own ideas.

ENTRANCE PORCH

Storm porch with panelled part glazed entrance door leading into:-

ENTRANCE HALL

With wood effect flooring, staircase to first floor, built in cloaks cupboard.

GUEST WC

With wood effect flooring and providing a white suite comprising a low level WC and pedestal wash hand basin with tiled splash.

LOUNGE/DINER

With dual aspect windows and panelled part glazed door to rear garden.

KITCHEN

With tiled floor, providing a range of eye and base level units comprising cupboards and drawers, with generous work surface area over and incorporating a stainless steel sink unit and drainer, space for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine, integral Bush electric oven and grill with 4 ring gas hob over, stainless steel splash and filter hood. Wall mounted Potterton gas fired central heating boiler, dual aspect windows, part tiled walls, ceiling downlighters.

FIRST FLOOR LANDING

With access to loft space, built in linen cupboard with fitted shelving.

BEDROOM ONE

With window to side, TV and telephone point.

BEDROOM TWO

Dual aspect windows with pleasant aspect over the hills in the distance, TV point.

BEDROOM THREE

Over looking rear gardens.

BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, part tiled walls and tiled splash, splash screen, wall mounted heated towel rail, extractor fan.

OUTSIDE

The property is approached over a tarmac driveway which provides parking for circa two vehicles, also giving pedestrian access to the front of the house.

THE GARDENS

To the front, the gardens are easily maintained being mostly laid to lawn. Timber gated access leads to the rear where the majority of the gardens will be found. Adjacent to the rear of the property is a flagged patio area which is then adjoined by generous lawns, offering excellent scope for all garden enthusiasts to introduce their own designs.

GENERAL REMARKS

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, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band C. 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).

VIEWS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)