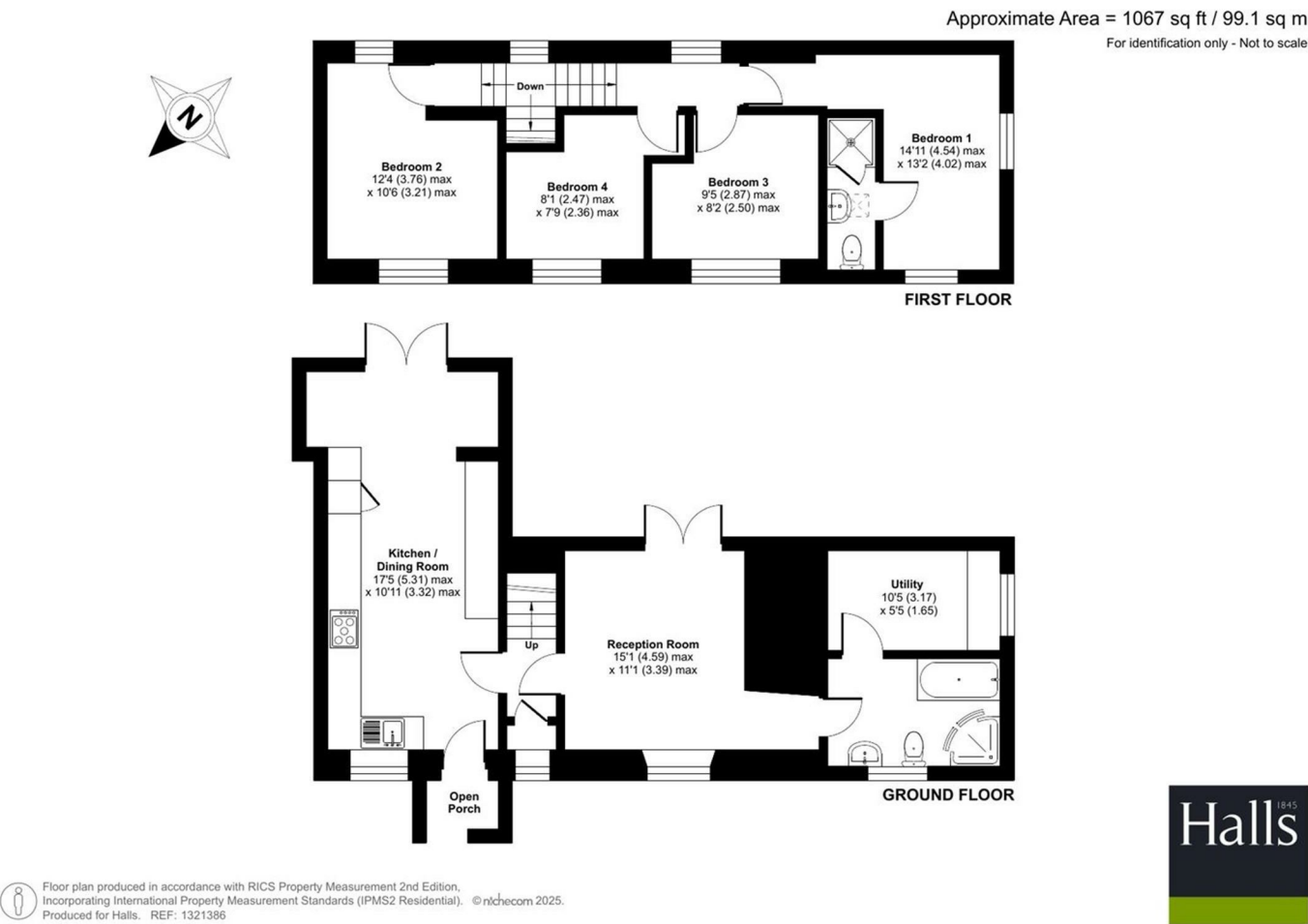


FOR SALE

Yew Tree Cottage, Drury Lane, Minsterley, Shrewsbury, SY5 0EL



FOR SALE

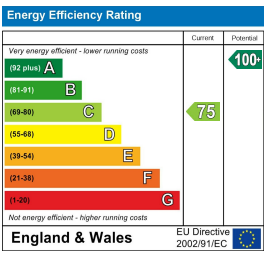
Offers Over £300,000

Yew Tree Cottage, Drury Lane, Minsterley, Shrewsbury, SY5 0EL

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 most charming and attractively presented mature semi detached cottage, set with easily maintained gardens backing onto farmland in this beautiful rural locality.



01743 236444

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



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MILEAGES: Minsterley 1.7 miles, Shrewsbury 12.4 miles, Telford 25.7 miles. All mileages are approximate.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Beautiful rural location
- Attractively presented
- Low maintenance gardens
- Off-street parking
- Lovely outlook
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury, proceed west along the Bishops Castle Road (A488) and continue onto Pontesbury and through to Minsterley, once in the village and at the mini roundabout take the first exit heading towards Bishops Castle. Travel for approximately 1 mile and take the right turn signposted Hopesgate and Bentlawnt. Proceed along Drury Lane and Yew Tree Cottage will be identified on the left hand side.

SITUATION
The property is located in a beautiful rural position and is within close proximity to the village amenities of Minsterley which includes a mini Morrisons, petrol station, pub and primary school. The next village of Pontesbury also provides a comprehensive and a wide range of amenities. Shrewsbury town centre offers a fashionable range of shops and restaurants together with a rail service. Alternatively, further west is the pretty town of Bishops Castle.

DESCRIPTION
Yew Tree Cottage is a most appealing mature semi detached cottage, presented in excellent decorative order. The ground floor contains a sizeable kitchen diner, living room with log burning stove and bathroom with utility off. To the first floor, there are four bedrooms, the principal of which has an en-suite shower room. Outside, there is off-street parking whilst the gardens, which are mostly landscaped, offer patio seating areas, gravelled sections and beautifully stocked shrubbery beds and borders. The rear of the property adjoins fields and has a lovely pen outlook.

ACCOMMODATION
Storm porch with panelled oak stable door and part glazed entrance door through to:-

KITCHEN DINER
Tiled floor, providing a range of eye and base level units, comprising cupboards and drawers, dual fuel range cooker with electric double oven and grill and seven ring gas hob unit. Ceramic sink unit and drainer with mixer tap. Space for fridge. Twin glazed french doors leading to rear gravel area and lovely aspect over adjoining farmland with hill beyond.

INNER HALL
With staircase to first floor, built in cloaks cupboard and part glazed door to:-

LIVING ROOM
Tiled floor, inglenook fireplace with exposed brickwork and log burner, fully glazed French doors to rear.

BATHROOM
Tiled floor, white suite comprising low level WC, pedestal wash hand basin, panelled bath, corner shower cubicle with mains fed shower, inset tiling and splash screen, part tiled walls and tiled splash, wall mounted heated towel rail.

BOILER ROOM/UTILITY ROOM
With Warmflow oil fired central heating boiler, eye and base level storage cupboards, fitted worktop, space and plumbing for washing machine

SPLIT LEVEL LANDING
Doors off and to:-
BEDROOM ONE
Access to loft space, dual aspect windows.

ENSUITE SHOWER ROOM
With low level WC, wall mounted wash hand basin and shower cubicle with mains fed shower, inset aqua boarding and splash green. Heated towel rail.

BEDROOM TWO
BEDROOM THREE
BEDROOM FOUR

OUTSIDE
The property provides an off-street parking area with space for circa two vehicles.

THE GARDENS
To the front, the gardens offer flagged patio seating areas, together with abundantly stocked shrubbery beds and borders containing a variety of plants and flowering shrubs. Cold water tap and twin electrical power sockets.

To the rear, there is a low maintenance gravelled area with lovely aspect over fields and hills beyond.

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. Oil fired central heating. None of these services have been tested.

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

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