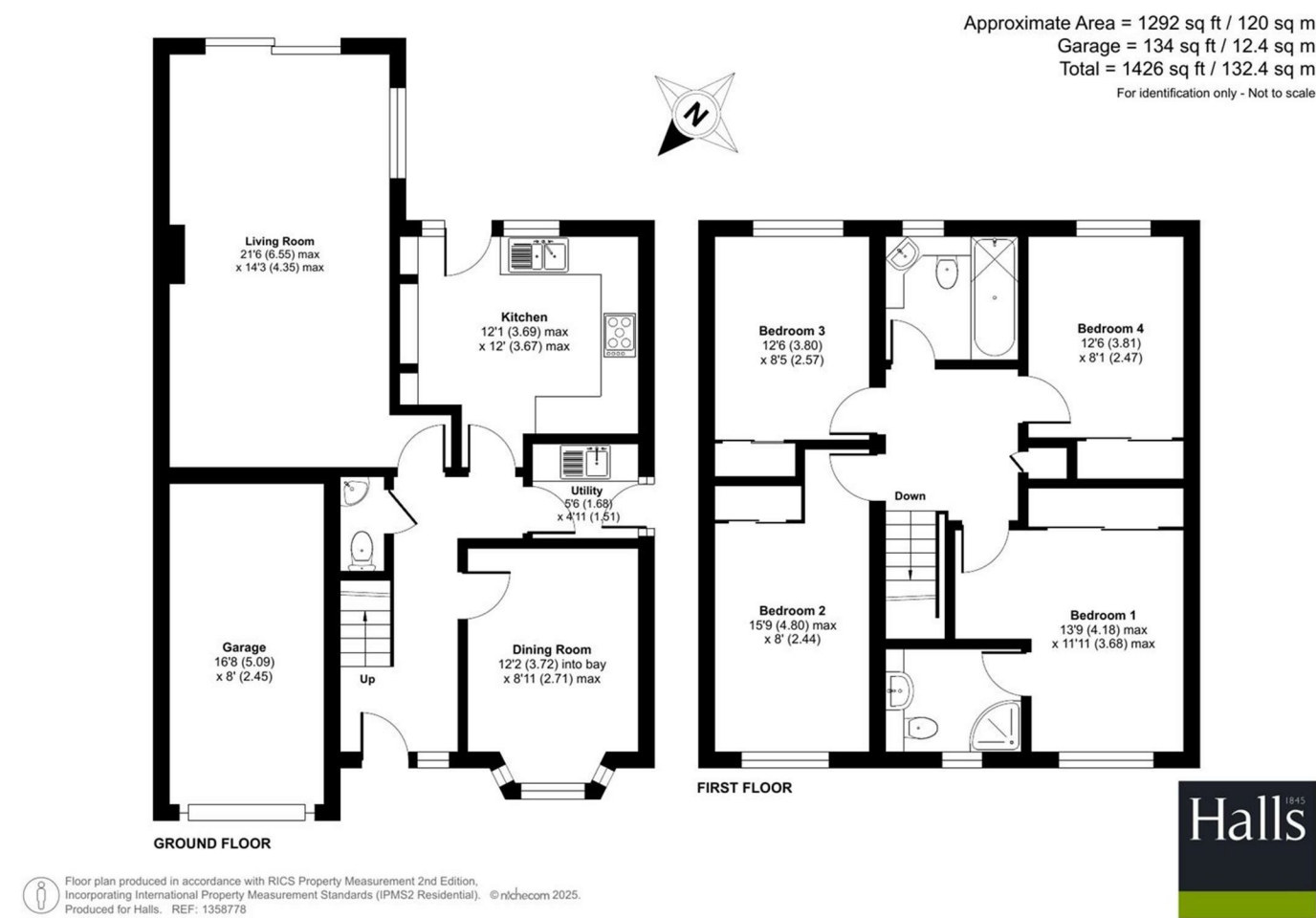


FOR SALE

15 Ash Lea, Minsterley, Shrewsbury, SY5 0BU



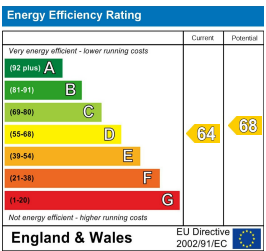
FOR SALE

Offers in the region of £380,000

15 Ash Lea, Minsterley, Shrewsbury, SY5 0BU

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



An attractively presented and generously proportioned modern detached house, offering extended living space, set with beautiful landscaped gardens providing a lovely outlook in this popular rural village.



01743 236444

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



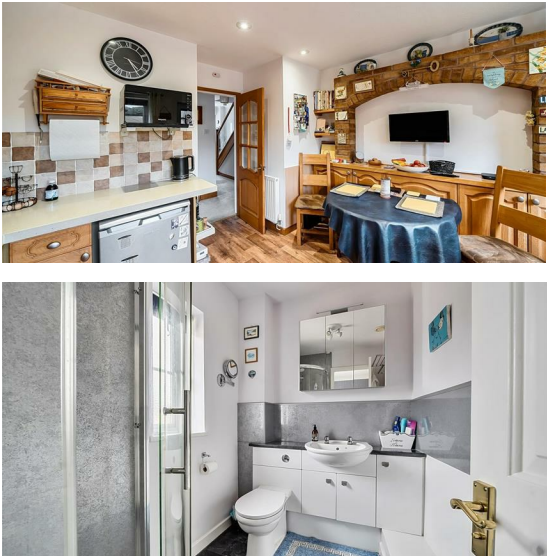
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MILEAGES: Shrewsbury 10.3 miles, Telford 23.5 miles. All mileages are approximate.


2 Reception
Room/s


4 Bedroom/s


2 Bath/Shower
Room/s



- Desirable rural village
- Neatly presented throughout
- Extended ground floor accommodation
- Generous driveway and garage
- Delightful landscaped gardens
- Lovely outlook to rear

DIRECTIONS
From Shrewsbury take the A488 to Minsterley. In the village, bear left at the roundabout past the village hall, then immediately left into Callow Crescent and right into Ash Lea. Continue along and number 15 will be found on the left hand side.

SITUATION
The property is situated in the village of Minsterley which offers a selection of amenities including a mini Morrisons/petrol garage, post office, public house, fish and chip shop, church, primary school and veterinary surgery. Just over a mile away is the village of Pontesbury which has a slightly greater selection of amenities including a dental and medical practice. The property is well placed to the nearby Hope Valley and Stiperstones which is well known amongst walkers. The county town of Shrewsbury is readily accessible for commuters with the A5 bypass giving a quick link to the M54 motorway through to Telford.

DESCRIPTION
Set in the sought-after village of Minsterley, 15 Ash Lea is an attractive, extended detached house offering spacious and versatile accommodation, beautifully presented and finished to a high standard throughout. The property enjoys a peaceful setting with stunning views over adjoining farmland and towards Snailbeach.

The ground floor features a welcoming reception hall, a well-proportioned dining room, and a generously extended living room with sliding doors opening onto the rear garden, the perfect space for entertaining or relaxing while enjoying the lovely countryside outlook. The kitchen/diner is fitted with a range of units, providing ample storage and workspace, complemented by a separate utility room and a guest WC.

Upstairs, the first floor hosts four good-sized bedrooms, all of which benefit from built-in wardrobes. The principal bedroom enjoys its own ensuite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property boasts ample driveway parking, an integral garage, and beautifully landscaped rear gardens, a true highlight of the home. Designed for outdoor living, the garden offers a variety of patio seating areas ideal for al fresco dining and well-stocked borders filled with an array of mature plants and shrubs. The garden provides a tranquil retreat with picturesque views over open fields.

This is a wonderful opportunity to acquire an excellent home in a popular village location, ideal for those seeking a peaceful lifestyle with modern comforts.

Viewing highly recommended.

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

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

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