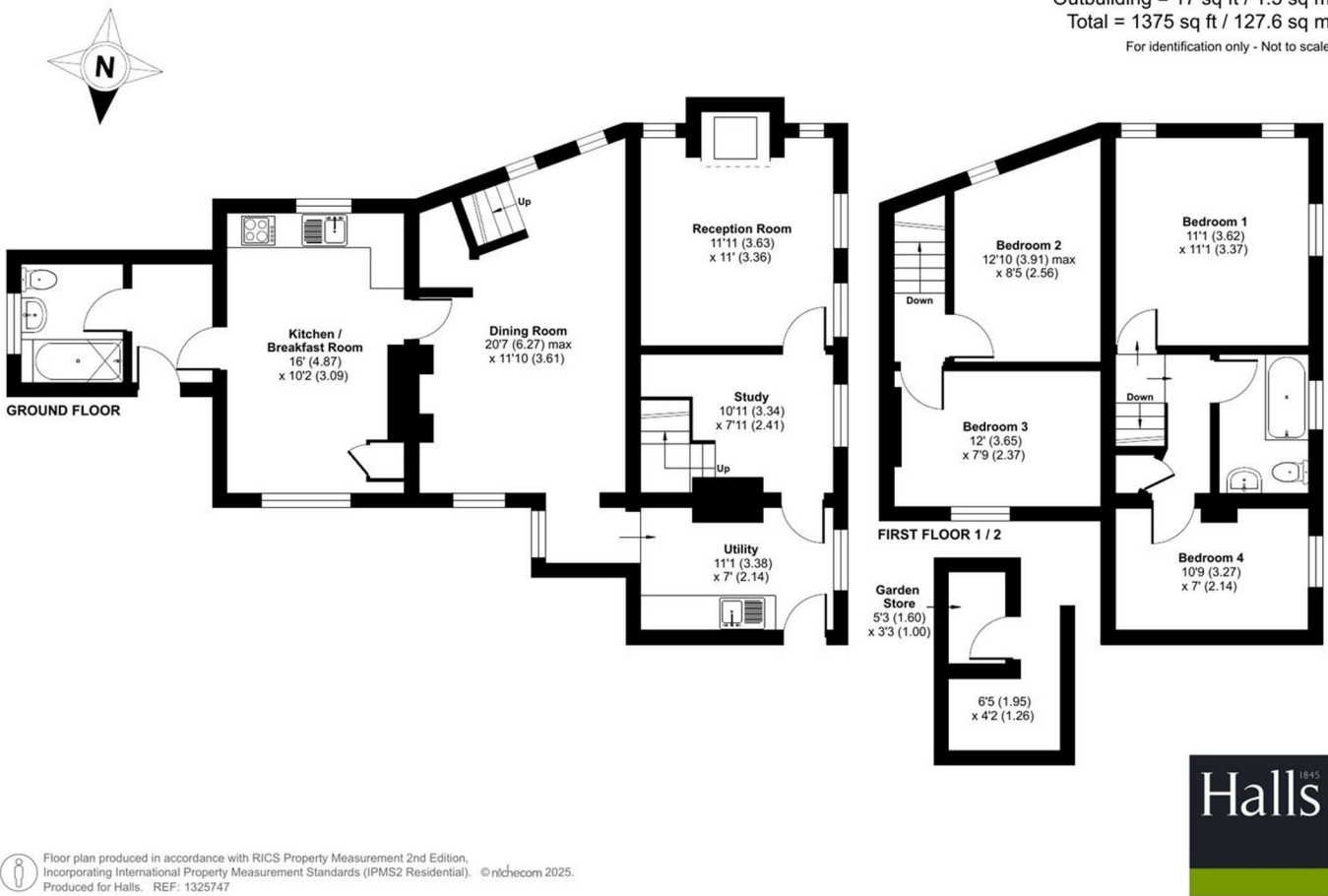


FOR SALE

12-13 Horsebridge, Minsterley, Shrewsbury, SY5 0AH



FOR SALE

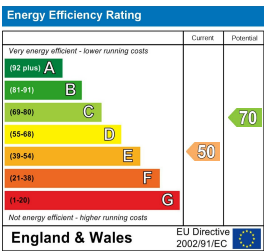
Auction Guide Price £125,000 - £150,000

12-13 Horsebridge, Minsterley, Shrewsbury, SY5 0AH

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



AUCTION GUIDE PRICE £125,000 - £150,000

A highly appealing and particularly spacious detached house, offering a versatile layout, set with large gardens offering fantastic potential, in this popular rural locality. Set in all approx. 0.27 acres.



01743 236444

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



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FOR SALE

MILEAGES: Minsterley 0.8 miles, Shrewsbury 11.5 miles , Telford 24.9 miles. All mileages are approximate.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Popular rural location
- Flexible and versatile living space
- Scope for further improvement
- Large gardens with excellent potential
- Stunning far reaching views
- Set in all approximately 0.27 acres.

DIRECTIONS
From Shrewsbury take the A488 west travelling through the villages of Hanwood and Pontesbury. On reaching Minsterley proceed to the mini roundabout and continue straight over passing the fish and chip shop on the right hand side. Arriving at the next roundabout take the right turn down Horsebridge Road and continue along for just under a mile and the property will be found on the left hand side identified by a Halls 'For Sale' board.

SITUATION
The property is attractively positioned just outside the village of Minsterley, which provides a selection of basic amenities including a mini supermarket, fish and chip shop, public house, church, primary school and veterinary surgery. A few miles away is Pontesbury which has a greater selection of amenities including a dental and medical practice. The county town of Shrewsbury is readily accessible for commuters with the A5 giving a quick link to the M54 motorway through to Telford. The property is also well placed to the nearby Hope Valley and Stiperstones which is well known amongst walkers.

DESCRIPTION
Originally two cottages, 12-13 Horsebridge was converted into one dwelling in 2005 and the ground floor now offers two generous reception rooms, a study, a spacious breakfast kitchen, utility room and ground floor bathroom. There are two separate staircases, one leads to two bedrooms and a bathroom, whilst the other provides access to two additional bedrooms. Outside, there is a gravelled off-street parking space for circa one vehicle. The gardens are especially generous in size, extending to approximately 0.27 acres, with majority of the gardens offering fantastic potential for landscaping for all garden enthusiast to introduce their designs and ideas.

ACCOMMODATION
Panelled part glazed entrance into:-

UTILITY
Eye and base level storage cupboards and drawers, generous worktop, stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer.

STUDY
With staircase rising to first floor, understairs store area.

SITTING ROOM
With attractive brick and tile fireplace, housing a multifuel burning stove.

DINING ROOM
With ornamental brick fireplace with tiled hearth. Secondary staircase to first floor.

BREAKFAST KITCHEN
Tiled floor, eye and base level storage cupboards and drawers. Generous worksurface area, one and a half bowl sink unit and drainer with mixer tap, space and connection for electric cooker, space for fridge freezer. Part tiled walls.

REAR HALL
With tiled floor, Firebird oil fired central heating boiler. Panelled part glazed access door to rear.

BATHROOM
Tiled floor, white suite comprising low level CW, pedestal wash hand basin and panelled bath with electric shower over, part tiled walls.

FIRST FLOOR LANDING
Access to loft space, doors off and to:-

BEDROOM ONE
Dual aspect windows with lovely views towards Pontesford Hill and round to the Stiperstones.

BEDROOM TWO
Access to loft space, lovely aspect over open countryside.

BATHROOM
White suite comprising low level WC, pedestal wash hand basin and panelled bath, part tiled walls.

The second staircase rises to:-

FIRST FLOOR LANDING

BEDROOM THREE
With access to loft space.

BEDROOM FOUR

OUTSIDE
The property benefits from a gravelled off-street parking space for circa one vehicle.

THE GARDENS
The gardens sit to the rear are a most attractive feature to the property. Immediately adjacent to the rear of the house are a number of well stocked shrubby beds and borders. A central flagged pathway meanders through further established shrubby beds containing a number of different plants and trees. A central section offers fantastic scope for all keen gardeners to introduce their own designs. Just beyond are two brick and tile outbuildings, timber and felt storage shed. A large flagged patio entertaining area with lovely views over adjoining fields and hill beyond. Steps then lead down to raised beds and a greenhouse. An archway leads through to a large bottom section of garden which requires landscaping, but offers superb potential. It should be noted that the rear gardens adjoin open farmland and could provide some beautiful views over towards The Callow and surrounding hills. In total the gardens extend to approximately 0.27 acres.

GENERAL REMARKS

AGENTS NOTE
Prospective purchasers should be aware that there is spray foam insulation in the room space.

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.

METHOD OF SALE
The property will be offered for sale by PUBLIC AUCTION ON FRIDAY 28TH NOVEMBER 2025 AT 2PM AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

BOUNDARIES, ROADS AND FENCES
The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

CONTRACT OF SPECIAL CONDITIONS OF SALE
The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the VENDORS SOLICITORS: MRS JOANNE PARSONS, AARON AND PARTNERS SOLICITORS, LAKESIDE HOUSE, OXON BUSINESS PARK, BICTON HEATH, SHREWSBURY, SY3 5HJ - 01743 443403 approximately 14 days prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

BUYERS PREMIUM
In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyer's Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, i.e. [3%] of the "hammer price", subject to a minimum fee of £3,000 plus VAT (£3,600).

BUYERS REGISTRATION
Purchasers interested in bidding for a lot are required to complete a BUYERS' REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

GUIDE PRICE/RESERVE
*Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

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 'D' on the Shropshire Council Register.

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