



Roger
Parry
& Partners

Brook Villa Wagbeach, Minsterley, Shrewsbury,
SY5 0HX



Brook Villa Wagbeach, Minsterley, Shrewsbury, SY5 0HX
Offers In The Region Of £400,000

Brook Villa offers its new owners extensive and adaptable accommodation together with a small paddock and outbuilding situated just across the road providing a lovely amenity space that could be enjoyed for a number of purposes. The present owner uses the property as a whole, however the accommodation is laid out so that part of it could be utilised as a self-contained annexe for a dependent relative or as a potential source of income by letting it out.

The main part of the house has an entrance hall, downstairs WC, two reception rooms, conservatory, and a kitchen. A staircase from this part of the house leads to three bedrooms and a bathroom. The annexe side of the property has a central hallway, sitting room, kitchen, and second staircase leading to a large double bedroom and second bathroom. The main part of the house has oil heating. The annexe is heated via radiators fed off an open fireplace with a back boiler. The house is set in its own gardens with good off-road parking, plus



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Wagbeach is a small former miner's village made up of a cluster of properties. The large village of Minsterley is just a short drive away and has a good selection of amenities including a small supermarket, junior school, a takeaway, and pub.

ACCOMMODATION COMPRISING:

Glazed and wooden front door leading to:

ENTRANCE HALL/BOOT ROOM

8'4" x 6'6"

With wood effect vinyl floor covering, central light point, and access to roof space. Door to:

DOWNSTAIRS CLOAKROOM

With WC, radiator, single glazed opaque glass window to the rear.

From entrance hall, panelled door to:

KITCHEN

14'6" x 7'9"

With range of units comprising stainless steel sink unit set into wood effect laminate work surfaces extending to two wall sections with range of cupboards and drawers under an tiled splash above, space for cooking range with stainless steel extractor hood above, oil fired boiler (supplying domestic hot water and central heating), range of eye level cupboards, two radiator, wood effect vinyl floor covering, range of single glazed windows overlooking gardens to the rear, staircase leading to first floor with understairs storage cupboard.

Archway through to:

DINING ROOM

16'7" x 9'8"

With further range of matching units with laminate work surfaces and tiled splash, wood effect vinyl floor covering, two central light points, radiator, arched recess to one corner, power points, glazed and wooden double French doors to:

CONSERVATORY

14'7" x 8'10"

With double radiator, power and lighting points, single glazed window to the front overlooking gardens. TV aerial socket. From dining room, glazed and wooden door to:

SITTING ROOM

20'4" x 9'9"

With feature ornamental fireplace with raised hearth, feature beams and former build-in bread oven, wood effect vinyl floor covering, boxed radiator, single glazed window to the rear, glazed and wooden double French doors leading to the front.

From kitchen, staircase leads to:

FIRST FLOOR LANDING

With skylight, wood panelling to one wall, built in cupboard with hanging rail and top shelf. Landing gives access to bedroom accommodation comprising:

BEDROOM ONE (FRONT)

12'8" x 9'10"

With double radiator, power, and lighting points, built in wardrobe with hanging rail, wood framed window to the front overlooking fields and hills in the distance.

BEDROOM TWO (REAR/SIDE)

10'2" x 10'8" max

With radiator, built in wardrobe, wood framed windows to the side and rear.

BEDROOM THREE (FRONT)

12'0" x 9'8" max

With radiator, power, and lighting points, built in wardrobe, wood framed window to the front.

BATHROOM

8'6" x 7'5"

Fitted with coloured suite comprising panelled bath with fitted electric shower over, fully tiled to all walls, pedestal wash basin with tiled work surfaces set to either side, WC, wood effect vinyl floor covering, opaque glass wood framed window to the rear, built in airing cupboard with shelving and cylinder with immersion heater, radiator.

From entrance hall, glazed and wooden door leads to:

ANNEXE

The annexe is currently being used as part of the main dwelling but could be easily used as secondary accommodation or as a separate self-contained holiday let or the like.

INNER HALLWAY

12'9" x 6'0"

With wood effect laminate flooring, double radiator, staircase leading to first floor. Glazed and panelled door leads to:

SITTING ROOM

13'3" x 12'9"

With brick-built fireplace with raised hearth, and back boiler (supplying domestic hot water and central heating), radiator, wood framed window to the front and further glazed and wooden French door with full length window alongside leads to the side of the property.

KITCHEN

10'7" x 10'0"

With range of units comprising stainless steel single drainer sink unit set into wood effect laminate work surfaces with range of cupboards and drawers under and tiled splash above, space and plumbing set for automatic washing machine, space for fridge/tumble dryer, range of eye level cupboards, wood effect vinyl floor covering, radiator, built in matching breakfast, central light points, wood framed windows to the front, rear, further service door leading to the front.

From inner hallway, staircase leads to:

LANDING AREA

With window to the side and lighting point. Giving access to:

LARGE DOUBLE BEDROOM

13'2" x 12'9"

With radiator, power and lighting points, wood framed windows to the front and side.

BATHROOM

9'6" x 6'0"

Fitted with coloured suite comprising panelled bath with handles and tile surround, pedestal wash basin, low level flush WC, wood effect vinyl floor covering, built in airing cupboard with cylinder and electric immersion, wood framed, opaque glass window to the rear.

OUTSIDE

The property is approached over gravel driveway leading on through metal gate giving access to gravel parking and turning area with raised flower and shrub border set to one side and concrete fuel bunker and bin store. Gravel pathway leads up to the annexe front door and round to the rear with range of outside lighting. Front gardens laid to two lawn sections with intercepting with Crazy paved pathway with steps and pedestrian gate leading back to the road. Gravel pathway extends across the back of the property giving access to the main house with steps leading up to:

REAR GARDENS

Small lawned area with intercepting Crazy paved pathway leading to side gate and oil storage tank. Good sized paved patio with two timber and felt garden stores. Gardens are enclosed by a variety of hedging and fencing with further range of outside lights and outside water tap.

The property also has the benefit of a small paddock situated across the road extending to approximately 0.4 of an acre intercepted by a stream with a bridge over offering a lovely amenity space which could be used for a number of purposes with useful outbuilding.

DIRECTIONS:

From Shrewsbury take the A488 Bishop's Castle Road. Travel through the villages of Hanwood, Pontesbury, and Minsterley. On reaching the hamlet of Wagbeach, Brook Villa is situated on the right-hand side indicated by the for sale sign.

GENERAL SERVICES:

Oil Central Heating in the Main House

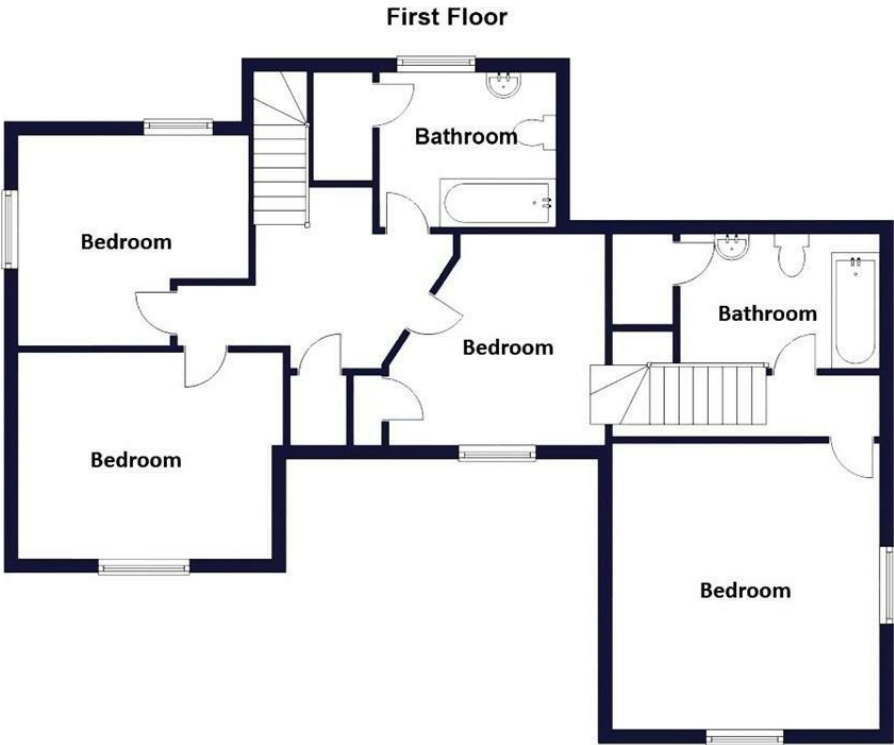
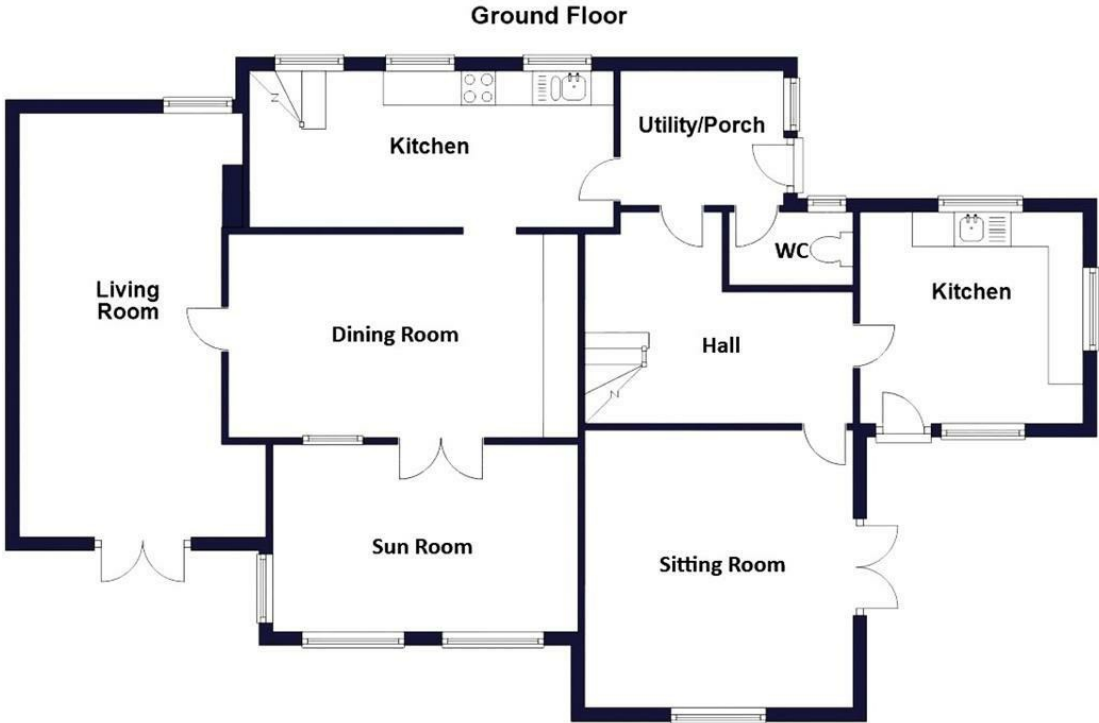
The Annexe is heated via radiators fed off an open fireplace with a back boiler.

Mains Electricity

Mains Water Rated

Mains Drainage

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Shropshire County Council

Council Tax Band: D

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

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Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.