



Roger
Parry
& Partners

27 Orchid Meadow, Minsterley, Shrewsbury,
SY5 0FB



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Offers In The Region Of £230,000

A well-maintained three-bedroom detached house within a popular development in the village of Minsterley, conveniently located within walking distance of local amenities. The accommodation briefly comprises of: Spacious lounge, Kitchen and WC, Principal bedroom with en suite shower room, Two further bedrooms and Family Bathroom. The property benefits from gas central heating, double glazing, driveway parking and enclosed rear garden backing onto open fields.



The property occupies an enviable position in this much sought after and self sufficient village of Minsterley with excellent facilities on hand including primary school, general store/filling station, takeaway's, public house, church and lovely countryside walks. Being a short drive from nearby Pontesbury and the A5/M54 motorway network and Town Centre.

Lounge

16'02" x 16'27" (4.93m x 4.88m)

Covered entrance with door opening to the good sized Lounge with window to the front, wooden effect flooring, radiator.

Excellent Kitchen/Dining Room

10'28" x 12'60" (3.05m x 3.66m)

A good sized room attractively fitted with range of shaker style units incorporating sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid work surface over and having integrated washing machine beneath. Inset 4 ring hob with extractor hood over and oven and grill beneath and integrated fridge freezer with matching fascia panels. Range of eye level wall units, recessed ceiling lights, window and door to the garden. Dining Area with ample space for table. Radiator. Door to Pantry with shelving.

Cloakroom

With suite comprising WC and wash hand basin, radiator.

First Floor Landing

Staircase leads from Lounge to First Floor Landing with access to roof space and off which leads

Principal Bedroom

9'22" x 8'97" (2.74m x 2.44m)

With window to front, radiator and deep storage cupboard.

En suite shower room

6'55" x 6'66" (1.83m x 1.83m)

With suite comprising corner shower unit with electric shower, wash hand basin and WC. Complementary tiled surrounds, radiator and window to front.

Bedroom

10'24" x 8'76" (3.05m x 2.44m)

With window overlooking the rear with lovely rural aspect over adjoining farmland. Radiator.

Bedroom

6'87" x 6'72" (1.83m x 1.83m)

With two windows to the rear with lovely open views. Radiator.

Bathroom

With suite comprising panelled bath, wash hand basin and WC.

Complementary tiled surrounds, radiator.

Outside

The property is approached over drive way with parking for two cars and paved forecourt. Side pedestrian access to the enclosed Rear Garden which is laid to paved sun terrace and good sized lawn with flower and shrub beds enclosed by wooden fencing and bordered to the rear with lovely rural aspect over adjoining countryside.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. Flood risk; Very low. Broadband Download Speed: Basic 17 Mbps & Superfast 1000 Mbps. Mobile Service: Likely. Information provided by ofcom. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

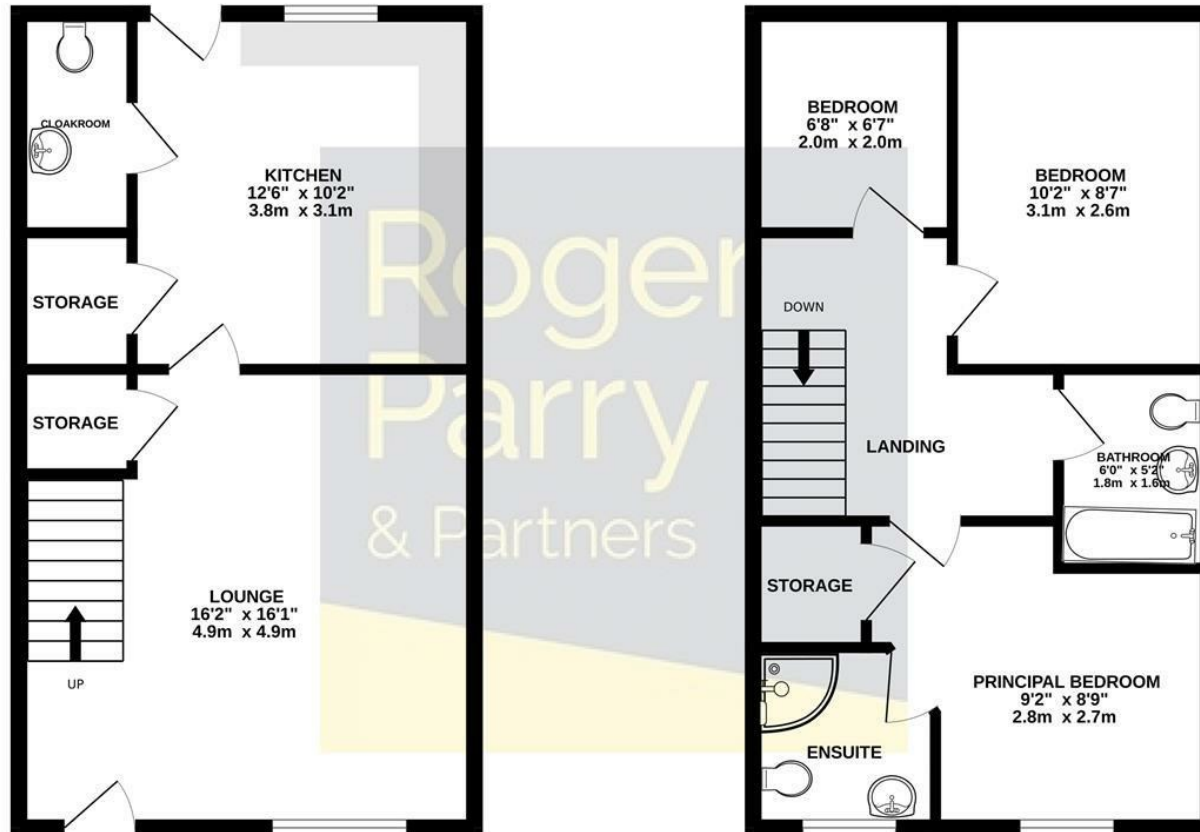
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan

(not to scale - for identification purposes only)

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: B

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.

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

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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 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.