



Roger
Parry
& Partners

2 Station Terrace, Minsterley, Shrewsbury, SY5
0BH



**2 Station Terrace, Minsterley, Shrewsbury, SY5 0BH
Offers In The Region Of £210,000**

A mature semi-detached property occupying a central location in the popular village of Minsterley, within easy walking distance of good local amenities. The property briefly comprises: Entrance Hall, sitting room, kitchen/ dining room and sunroom. Upstairs there are two good sized bedrooms and family bathroom. The property has the benefit of gas fired central heating, double glazing and off-road parking for two vehicles. The rear gardens are of particular note running to an extremely good size with separate raised flower bed/ vegetable patch and greenhouse together with good sized brick-built garden store.



Accommodation comprising, uPVC panel and leaded glazed front door with matching fan light above, leads through to:

Entrance Hall

4 x 3'10 (1.22m x 1.17m)

With radiator, central light point, telephone point, staircase leading to first floor.

Door to:

Sitting Room

12'10 x 11'11 (3.91m x 3.63m)

With double radiator, log burner set to original chimney breast with raised hearth and mantle above, TV aerial socket, power points, uPVC double glazed oriel bay window to the front, double doors lead through to:

Kitchen/ Dining Room

14'6 x 7'11 (4.42m x 2.41m)

With range of modern units comprising stainless steel one and a quarter bowl, single drainer sink unit set into wood effect laminate worksurfaces, extending to three wall sections with range of cupboards and drawers under, built in stainless steel four ring gas hob with stainless steel splash back and extractor hood above and built in electric oven below, range of eye level cupboards, two central light points, ample power points, tiled effect vinyl floor covering, radiator, built-in full length storage cupboard with further alcove alongside.

From Kitchen/ Diner, archway through to:

Sun Room

8'7 x 7'6 (2.62m x 2.29m)

With power and lighting points, wall mounted cupboard, uPVC double glazed French doors with full length windows alongside leading to gardens.

From Entrance Hall, stairs lead to:

Landing

With uPVC double glazed window to the side, wall mounted lighting point, landing gives access bedroom accommodation comprising.

Bedroom One

13 x 8'8 (3.96m x 2.64m)

With radiator, power and lighting points, double glazed window to the front, door to walk in cupboard with further double-glazed uPVC window to the front.

Bedroom Two

11'5 x 8'6 (3.48m x 2.59m)

With radiator, power and lighting points, uPVC double glazed window to the rear.

Bathroom

7'11 x 7'3 (2.41m x 2.21m)

Fitted with panelled bath with fitted double headed shower attachment and glazed side screen, vanity wash hand basin with cupboards under, WC, ladder style radiator, tiled effect vinyl floor covering, central light point,

access to roof space, uPVC double glazed opaque glass window to the rear.

Door to:

Built in boiler cupboard enclosing gas fired boiler supplying domestic hot water and central heating.

Outside front

The property is approached over concrete driveway situated to the side of the property providing off road parking for two cars, front gardens laid to paving enclosed by low level walling, double wooden doors give access to the rear.

Rear Gardens

From French doors of sunroom out onto paved sun patio extending access the width of the property, two steps lead up to concrete pathway which extends down the garden, with lawns and flower and shrub boarders set to either side giving access to greenhouse and an assortment of raised flower beds surrounded by paving, brick built garden store (11'6 X 7'3) with small lean to log store to the rear. The gardens run to a very good size and are enclosed by a variety of fencing and walling.

Agents Notes

The property has the benefit of detailed planning permission for an extension to the rear. Shropshire Country Council planning number 23/04892/FUL. Please ask the agent for further details.

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. We understand the Broadband Download Speed is: Basic 19 Mbps & Superfast 330 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

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

SURVEYS

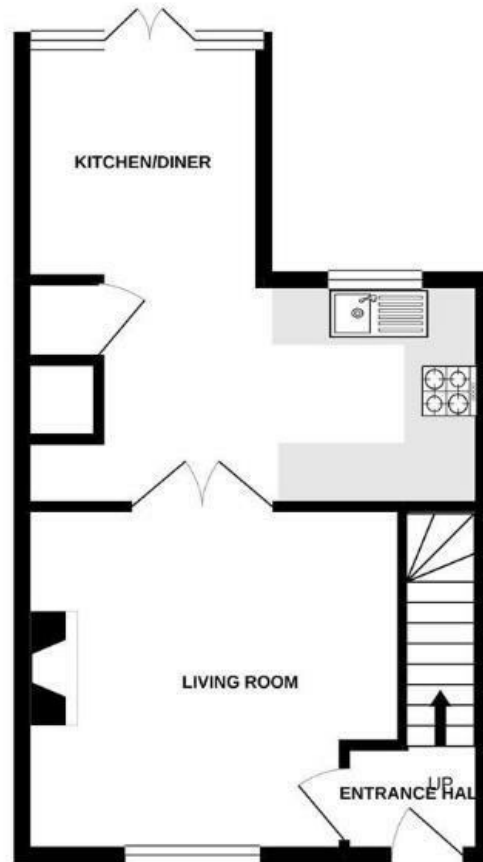
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

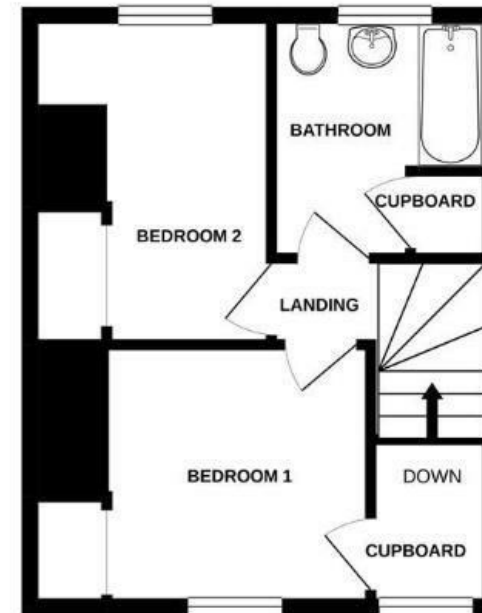
Floor Plan

(not to scale - for identification purposes only)

GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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 Tax Band: B

EPC Rating: D

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.

Directions:

From Shrewsbury take the A488 Bishops Castle Road, travel through the villages of Hanwood and Pontesbury, on reaching Minsterley, continue on until the centre of the village and 2 Station Terrace is situated on the left-hand side indicated by the for-sale sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

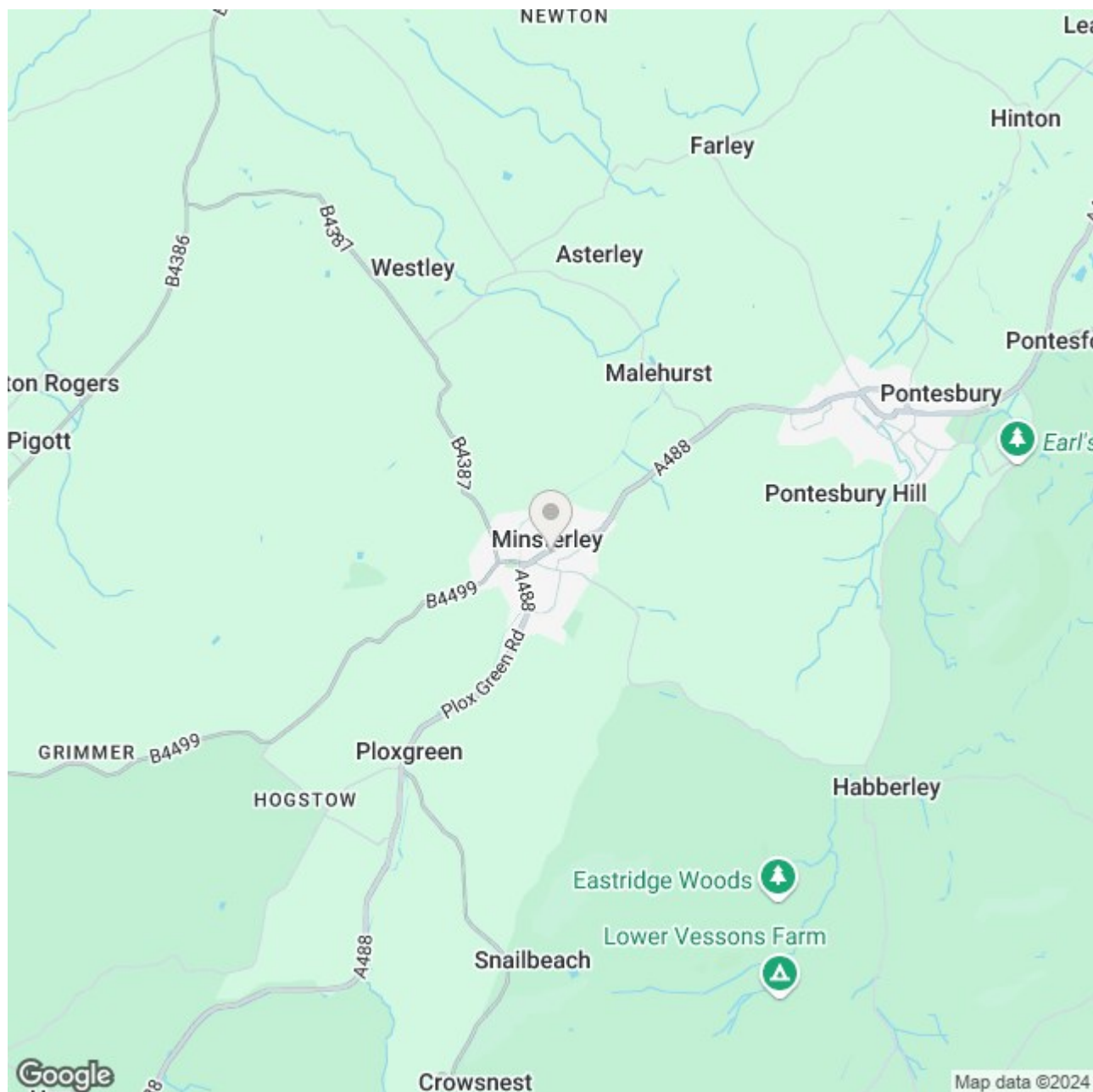
Roger Parry & Partners LLP

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 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.