



Roger
Parry
& Partners

15 Hawthorn Road, Minsterley, Shrewsbury,
SY5 0DQ



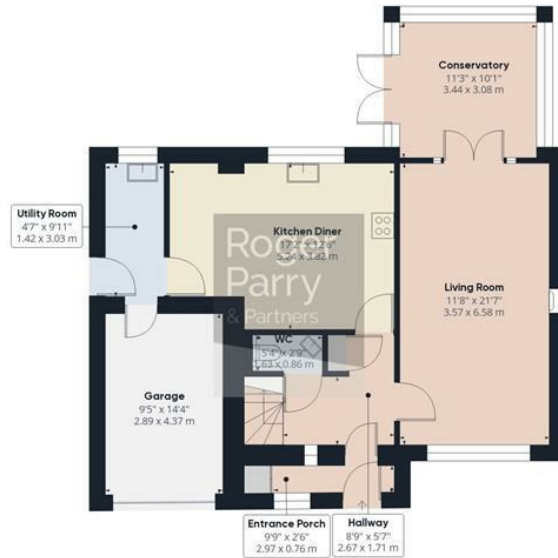
**15 Hawthorn Road, Minsterley, Shrewsbury, SY5 0DQ
Offers In The Region Of £369,950**

An opportunity to purchase a much improved, extremely spacious and extended four-bedroom detached family house situated in the popular village of Minsterley. The accommodation, which is worthy of a full inspection, briefly comprises; good-sized entrance lobby with storage, reception hall, cloaks/WC, spacious living room with multi fuel burner, conservatory, magnificent kitchen/dining room and utility room. On the first floor are four very good-sized bedrooms, with a luxury en suite shower room to the principal bedroom and a modern family bathroom. It benefits from gas-fired central heating, uPVC double glazing, garage and lovely gardens to the front and rear.





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



Ground floor



Floor 1



Approximate total area⁽¹⁾

1601.99 ft²
148.83 m²

Reduced headroom

0.86 ft²
0.08 m²

(1) Excluding balconies and terraces

Reduced headroom⁽¹⁾

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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The property occupies a very convenient position in this popular residential locality close to the centre of the village of Minsterley having a comprehensive selection of local amenities and being only 1.5 miles away from the larger village of Pontesbury, and approximately nine miles southwest to the centre of the county town of Shrewsbury. The Shrewsbury bypass is easily accessed providing rapid travel to Telford and the West Midlands and also to mid and north Wales.

Entrance Lobby

9'8" x 2'5" (2.97m x 0.76m)

Outside lighting points to the front of the property with double glazed lead-lighted front door providing access into Entrance Lobby - With oak strip flooring, large mat well and built-in and shelved useful store cupboards to one end, radiator, uPVC double glazed window and LED downlighters, a further uPVC double glazed door then provides access into;

Reception Hall

8'9" x 5'7" (2.67m x 1.71m)

With matching oak strip flooring, under stairs storage cupboard, LED downlighters, contemporary upright radiator and door providing access into cloaks/storage cupboard. A further door then leads into;

Cloakroom/ WC

5'4" x 2'9" (1.63m x 0.86m)

Fitted beautifully, with ceramic tiled floor, white suite comprising low-level WC, corner hand basin with mixer taps and vanity cupboard beneath, half tiled walls, LED downlighters and extractor.

Lounge

11'8" x 21'7" (3.57m x 6.58m)

With uPVC double glazed window overlooking the front garden and a uPVC double opening French casement style door with side screens, opening into the conservatory beyond. The living room has a double and a single radiator, TV and telephone points, coved ceiling and feature walnut fire surround with natural stone recess with concealed lighting, raised marble hearth and fitted multi fuel burner.

Conservatory

11'3" x 10'1" (3.44m x 3.08m)

With ceramic tiled flooring with underfloor heating, uPVC double glazed windows with opening lights, polycarbonate roof and contemporary chromium style upright radiator and heating thermostat and double opening French casement style doors to rear garden.

Refitted Kitchen Diner

17'2" x 12'6" (5.24m x 3.82m)

Refitted to a high standard, having an extensive range of granite work surfaces and splash backs and sill, together with a white high gloss range of under cupboards and drawers incorporating inset 1 1/2 bowl stainless steel sink with chromium style mixer taps, extensive range of matching eye-level wall cupboards and pan drawers. A Neff five ring induction hob is incorporated with Franke matching extractor unit with hand control, LED downlighters, further range of matching units to one wall, including pull-put utensil racks and space for an American-style fridge freezer with top cupboard. There is also a built in electric oven and matching Siemens integrated combined oven, microwave and grill with further cupboards above and below, radiator, additional LED downlighters to the dining area with radiator, uPVC double glazed window overlooking the rear garden. Matching granite floor and part-glazed door leading into;

Utility

4'7" x 9'11" (1.42m x 3.03m)

With matching granite tiled floor, laminate work surfaces with under cupboards and drawer incorporating inset single drainer stainless steel sink unit with mixer taps, space and plumbing for automatic washing machine, space for tumble dryer, radiator, range of matching eye level wall cupboards, tiled splash areas, uPVC double glazed window to the rear, LED downlighters and uPVC double glazed door to the side. A further service door then gives access to Garage.

From the reception hall a staircase with attractive banister ascends to the first floor landing with radiator and hatch with loft ladder to the insulated roof space, also containing the Worcester fully automatic gas-fired central heating boiler which supplies the domestic hot water and the radiators. Attractive white panelled doors provide access through to all first floor rooms.

Principal Bedroom

9'4" x 19'3" (2.87m x 5.87m)

With uPVC double glazed window to front, radiator and shallow recess with TV point. A door then leads through to;

En Suite Shower Room

8'6" x 5'4" (2.60m x 1.64m)

A beautifully fitted contemporary room with three-piece white suite comprising; double sized fully tiled shower cubicle with sliding glass door, chromium style mixer unit, riser rail head, soap tray and waterfall shower, integrated low level WC and wall mounted handbasin with chromium style mixer taps, half tiling to further walls and large rectangular wall mirror, granite tiled floor (currently carpeted over), halogen downlighters, uPVC double glazed window and chromium style ladder towel radiator beneath. To the side of the shower is a very deep shelved store cupboard.

Bedroom

11'8" x 12'4" (3.58m x 3.78m)

With radiator, uPVC double glazed window overlooking the rear garden, TV aerial connection.

Bedroom

11'8" x 9'1" (3.56m x 2.77m)

UPVC double glazed window and radiator.

Bedroom

11'9" x 8'8" (3.60m x 2.65m)

With TV point, radiator and uPVC double glazed window.

Family Bathroom

8'6" x 9'1" (2.60m x 2.79m)

Of excellent proportion with beautifully fitted four-piece white suite comprising; large panelled bath with chromium style mixer taps and integrated wall mounted TV to one end and half tiled walls, pedestal hand basin with mixer taps, low level WC, fully tiled corner shower cubicle with curved opening doors, chromium style mixer unit, riser rail, head and soap tray, halogen downlighters incorporating extractor, chromium style ladder towel rail/radiator, uPVC double glazed window and double opening small Louvre doors providing access into airing cupboard containing pressurised hot water cylinder and wooden slatted shelving.

Outside

The property is approached over a driveway providing parking for two vehicles and leading to the

GARAGE 2.89m x 4.37m (9'5" x 14'4") with concrete floor, electrically operated roller door, power and lighting supply, electric meter cupboard, fuse box, and hot and cold taps. To the front garden there is an attractive curved brick retaining wall and lawned garden. Wooden door to the side of the property giving access into a useful covered storage area also incorporating the external gas meter. To the other side of the property is pedestrian access via a side security gate over a paved pathway with low-level lighting and leading around to the lovely rear garden. The rear garden has a very good sized paved patio with hot and cold outside taps, feature trellis arch with two steps down to wide paved pathway flanked to one side by good sized lawn and to the other side by timber decking covered area, providing a fabulous space for outside entertaining. To the other side of the property there is gated access to an attached, covered and deep storage area, ideal for storage equipment, etc. The whole is bounded by concrete post and timber screen fencing, and to one side by rendered block wall.

Agent Note

An employee of Roger Parry and Partners has a financial interest in this property

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 18 Mbps & Superfast 260 Mbps. Mobile Service: Limited/ Likely. 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 D. 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.



Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: C

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.