







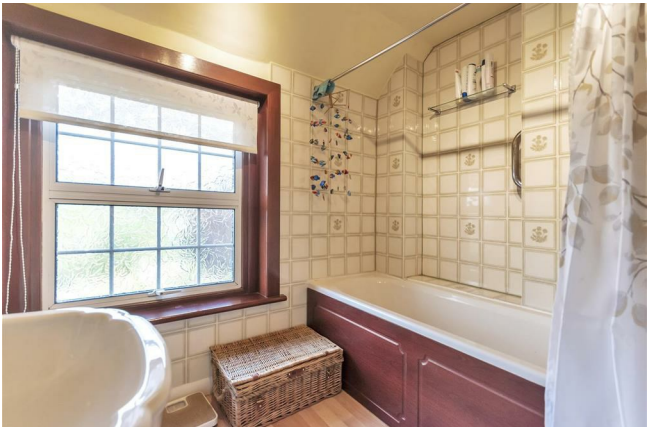
**The Gables The Grove, Minsterley, Shrewsbury, SY5 0AG**  
**Offers In The Region Of £450,000**

A charming period cottage with later extensions, situated on the outskirts of the popular village of Minsterley, offering spacious and interesting accommodation briefly comprising entrance porch, downstairs shower room, inner central hall, large sitting room, dining room, conservatory, kitchen/breakfast room. Upstairs there are four double bedrooms and family bathroom. The property has the benefit of gas fired central heating, double glazing and large detached garage, together with ample off-road parking. The gardens are of a particular note running to an extremely good size and have a variety of specimen trees and features in set. Minsterley village has a good selection of amenities including pub, small supermarket and junior school. Early inspection is recommended.



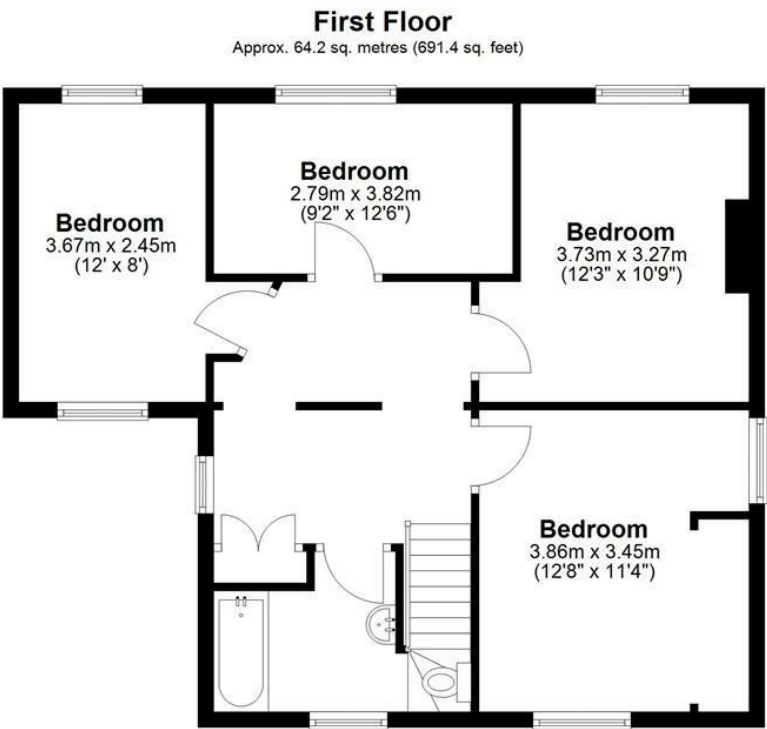
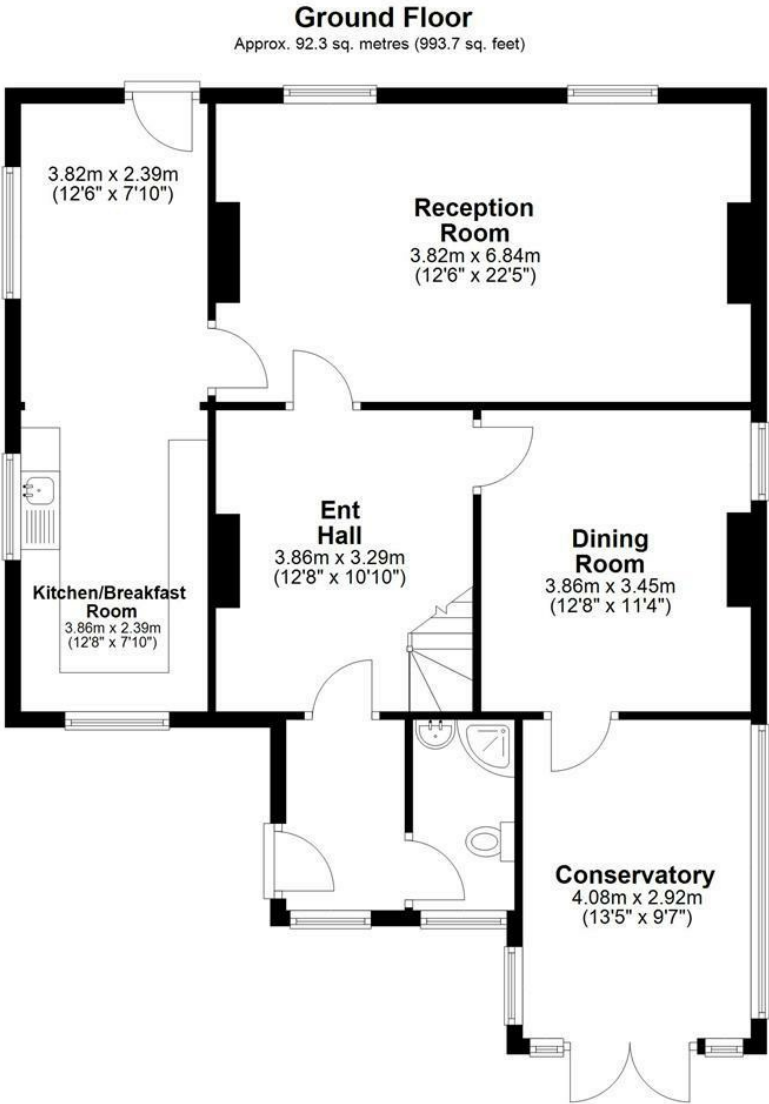








Floor Plan  
(not to scale - for identification purposes only)



Total area: approx. 156.5 sq. metres (1685.1 sq. feet)



Wood effect uPVC glazed and panelled door with leaded glass inlay to:

**Entrance Porch**

With quarry tiled flooring, central light point, double glazed window to the front.

**Downstairs Shower Room**

Fitted with corner shower cubicle with glazed sliding doors and fitted shower, pedestal wash basin, and WC. Fully tiled to all walls, ceramic tiled flooring, wall mounted electric convector heater, uPVC double glazed window to the front.

**Inner Central Hallway**

With ceramic tiled flooring, double radiator, double power point, built in full length original storage cupboard with shelving, staircase leading to first floor.

**Sitting Room**

With Inglenook style fireplace with raised quarry tiled hearth and Much Wenlock multi fuel burner inset with alcoves to either side, two wall light points, radiator, TV aerial socket, power points, further ornamental fireplace to the opposite end of the room with built in storage cupboard set to one side with shelving above, uPVC double glazed windows overlooking gardens.

**Dining Room**

With ceramic tiled flooring, Inglenook style fireplace with raised quarry tiled hearth and Colebrookdale log burner inset with alcoves to either side, double radiator, half wood panelling to walls, central light point, coving to ceiling, power points, uPVC double glazed window to the side.

**Conservatory**

With ceramic tiled flooring, power and lighting points, double glazed windows overlooking gardens with double French doors inset.

**Kitchen/ Breakfast Room**

With range of shaker style units comprising ceramic 1 ½ bowl single drainer sink unit set into granite worktops extending to three wall sections with range of cupboards and drawers under, space and plumbing set for washing machine and dishwasher, space for cooker with electric cooker point, tiled splash to worksurfaces, range of eye level cupboards to one wall incorporating display cabinets, ceramic tiled flooring, radiator, extensive range of power and lighting points, uPVC double glazed windows to the front and side, matching door with leaded glass inlay to the rear.

**Feature landing**

With lighting and power points, double doors to built-in airing cupboard with lagged cylinder and shelving above, double glazed window to the side.

**Bedroom One**

With double radiator, power and lighting point, uPVC double glazed windows to the front and side, built in open fronted wardrobe with hanging rail with draws alongside.

**Bedroom Two**

With radiator, power and lighting points, double glazed window to the rear, access to roof space.

**Bedroom Three**

With radiator, power and lighting points, mirrored sliding doors to built in double wardrobe with hanging rail and top shelf, double glazed window to the rear.

**Bedroom Four**

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

**Family Bathroom**

Fitted with white suite comprising panelled bath with electric Triton shower unit over, fully tiled to path area, pedestal wash basin, WC, half tiled to remaining wall sections, wood effect laminate flooring, wall mounted convector heater, radiator, access to roof space, uPVC double opaque glass window to the front, extractor fan.

**Outside**

The property is approached through double wooden gates with pillars set to either side, leading onto large, graveled driveway and forecourt providing extensive off-road parking and giving access to: Detached double garage block: With two electric operated roller doors, concrete floor, power and lighting, useful eave storage, two windows to the rear and service to the side. Separate pedestrian gate also give access to The Grove, range of outside lighting and outside water tap. Gardens: These are of a particular note set to extensive lawns with intersecting concrete and paved pathways, central paved patio area with pergola over, ornamental fishpond with bridge and rockery, aluminum framed greenhouse, separate orchard section situated to the far end of the garden with further soft fruits section, timber and felt garden store and further paved area. The main garden area is enclosed by a variety of mature hedging and have a variety of specimen trees and shrubs inset. There is a further garden area on the other side of the property from the main gardens, laid to lawn accessed from the utility room with flower borders surrounding and enclosed by mature hedging with outside light and water tap, paved pathway leads down the side back to the main gardens with pedestrian gate leading onto Horsebridge Road.



**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 17 Mbps & Superfast 229 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk for surface water is: High and River/ Sea is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is E. 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.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.





**Local Authority:** Shropshire County Council

**Council Tax Band:** E

**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, continue through the villages of Hanwood and Pontesbury, on reaching Minsterley, continue into the centre of the village, turning right at the roundabout, continue over the bridge past the church to the mini roundabout, taking the second turning onto Horsebridge Road, after a short distance the property forks off to the right (The Grove) and the property is situated immediately on your left, 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 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.