





31 Callow Lane, Minsterley, Shrewsbury, SY5 0DF
Offers In The Region Of £239,995

Offered for sale with no upward chain, this spacious and well presented two double bedroom detached bungalow, located within this favoured village location within close proximity to neighbouring village of Pontesbury and is well placed for easy access to the medieval town of Shrewsbury and local bypass linking up to the M54 motorway network. The accommodation briefly comprises of: Lounge, contemporary re-fitted kitchen/diner, inner hallway, two double bedroom, re-fitted shower room, front and rear enclosed gardens, good sized driveway, carport, upvc double glazing and gas fired central heating.



Upvc double glazed entrance door gives access to:

Contemporary Re-Fitted Kitchen/Diner

A range of contemporary eye level and base units with built-in cupboards and drawers, stylish fitted worktops with inset ceramic sink with mixer tap over, free standing stainless steel finished range style cooker with five ring gas hob and cooker canopy over, free standing fridge surrounded by drawers and cupboards one of which being a pull out larder style cupboard, two upvc double glazed windows, wood effect flooring, radiator, LED spotlights to ceiling.

Wooden framed glazed door from kitchen/diner giving access to:

Inner Hallway

having wood effect flooring, linen store cupboard housing gas fired central heating boiler, loft access with pull down ladder. Wooden framed glazed door from inner hallway gives access to:

Lounge

having upvc double glazed window to front, radiator, living flamed coal effect gas fire set to marble style hearth with matching mantel, wall light points, coving to ceiling, wood effect flooring.

From inner hallway wooden panelled glazed door give access to: Two double bedrooms and wooden door gives access to re-fitted shower room.

Bedroom One

Having free standing large mirror fronted triple wardrobe, upvc double glazed window to rear, radiator, wood effect flooring.

Bedroom Two

Having upvc double glazed door giving access to rear gardens with upvc double glazed window to side, radiator, wood effect flooring.

Re-Fitted Shower Room

Refitted white suite comprising of corner tiled shower cubicle, wall hung wash hand basin, low flush WC, tiled floor, upvc double glazed window to side, heated chrome style towel rail, bathroom cabinet, part tiled to walls.

Outside

To the front of the property there is a low maintenance stoned front garden with inset bushes one of which being a pleasant magnolia, small paved patio area. To the side of this there is a generous tarmac driveway with outside lighting point, cold water tap. This then gives access to carport. Gated pedestrian access then leads to the property's Rear Gardens - Having paved patio areas, stoned sections, low rise brick walling, lawned garden, inset shrubs, plants and bushes,, timber garden shed. The rear gardens are enclosed by fencing and hedging.

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 330 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

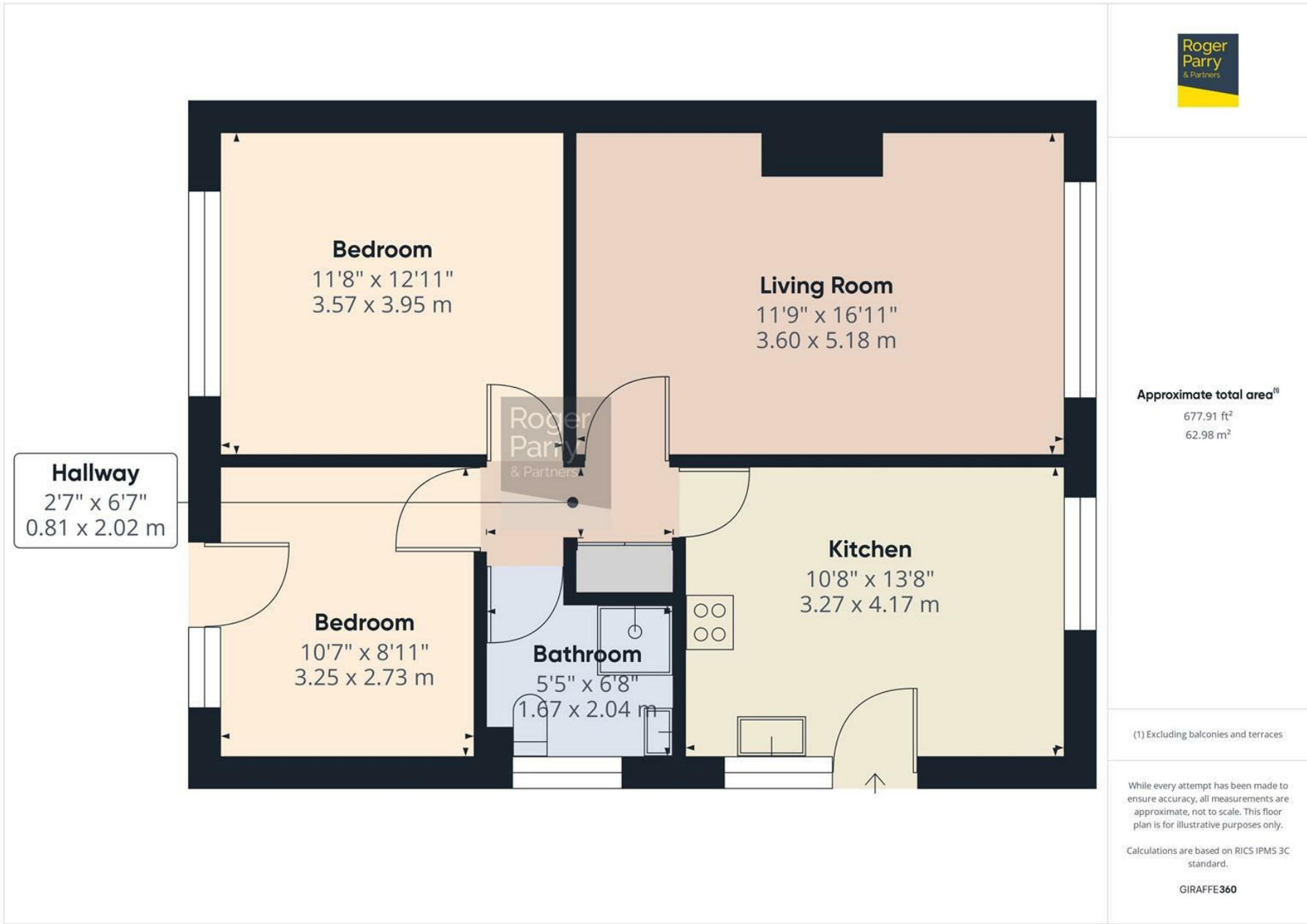
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

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)



Local Authority: Shropshire Council

Council Tax Band: B

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.

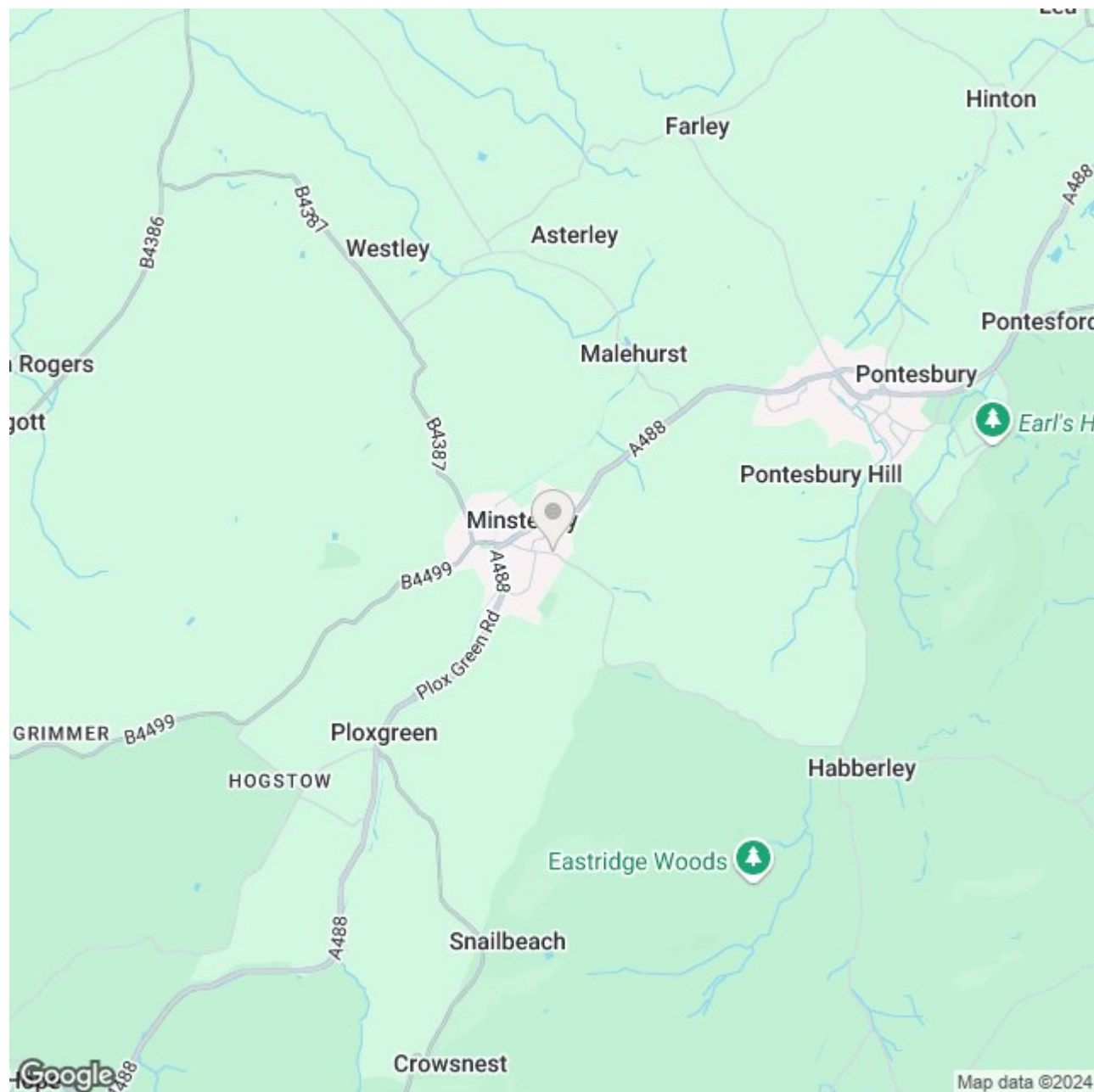
Viewing arrangements

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



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.