





6 The Grove, Minsterley, Shrewsbury, SY5 0AG
Guide Price £220,000

A charming, deceptively spacious four bedroom semi detached cottage with delightful open views to the rear, in the popular village of Minsterley. The accommodation briefly comprises: Entrance Hall, Lounge Diner, Kitchen, Refitted Bathroom, Four Bedrooms. Outside there is parking to the front of the property and enclosed garden. Viewing is highly recommended.



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 Porch

UPVC double-glazed frame with wooden entrance door leading into;

Lounge Diner

With wooden style flooring, two windows to front, exposed brick feature decorative fire surround, radiator and door leading into

Inner Hall

With wooden style flooring, radiator and side door leading outside.

Kitchen

Fitted with an extensive range of work surfaces, range of under cupboards incorporating sink with mixer tap, single built in oven with four ring gas hob over, extensive range of matching eye-level wall cupboards. Radiator, window to the rear providing a delightful open aspect. Access into under stairs storage.

Bathroom

Attractively refitted with a modern white suite comprising of p shaped bath with shower unit over and glass screen, wash hand basin set into vanity unit, extensive tiled surround to walls, window to rear and heated towel rail.

WC

Fitted with low flush Wc and corner wash hand basin. Window to side.

Staircase rises from Inner Hall to First Floor Landing with access to loft space

Bedroom

With window to front, radiator, airing cupboard housing gas central heating boiler.

Bedroom

With window to rear providing a delightful open aspect over fields, radiator.

Bedroom

With window to rear providing a delightful open aspect over fields, radiator.

Bedroom

With window to front and radiator.

WC

Fitted with low flush Wc and wash hand basin. Window to side.

Outside

The property is approached over a parking area suitable for three vehicles. Gated access leads into the garden which is mainly laid to lawn with pathway running down to the Entrance. There is ample space for garden shed. Gated access leads to the side of the property and rear. The rear is bordered to fields. Please note the neighbouring property has right of way over the garden.

Note

The property benefits from planning permission for a single storey lean to, please note this was granted November 2024. Further details can be found via Shropshire Council's planning register with the application number 24/04307/CPL

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 16 Mbps & Superfast 80 Mbps. Mobile Service: Limited/ Likely. The Environmental agency records the Flood risk for surface water is: High, the Flood risk for Rivers and Sea is: Very Low. However, as the selling agent we have been advised by the current owners they have not experienced any flooding. Precautionary measures are in place, in the form of deployable flood barriers for both external doors and a non return valve to the external waste pipe. 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.

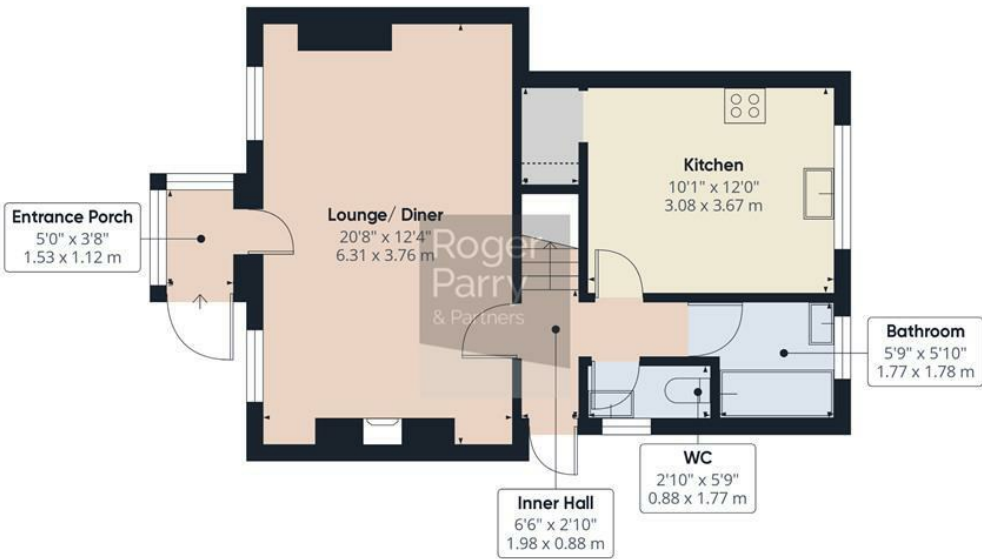
SURVEYS

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.

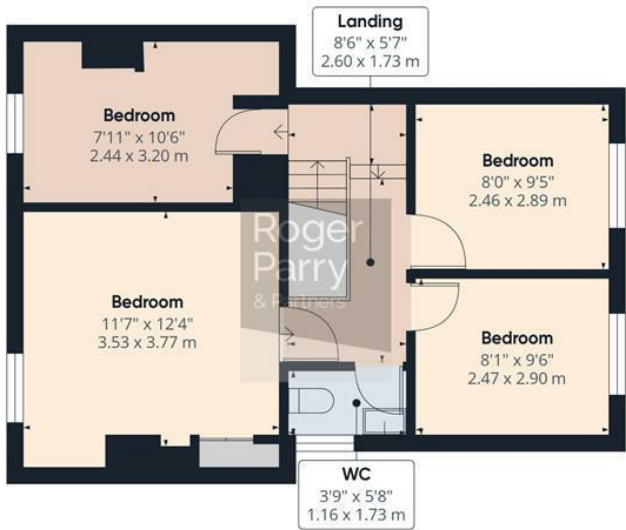
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.

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



Ground floor



Floor 1



Approximate total area[®]

956.93 ft²
88.9 m²

Reduced headroom

2.7 ft²
0.25 m²

(1) Excluding balconies and terraces

Reduced headroom

..... 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Local Authority: Shropshire Council

Council Tax Band: C

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.

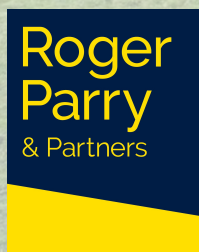
Viewing arrangements

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.