





4 Alder Drive, Minsterley, Shrewsbury, SY5 0AT
Offers In The Region Of £239,995

This deceptively spacious, extended and much improved two double bedroom semi detached bungalow, in a lovely end of cul-de-sac setting, in the heart of the village. 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: Reception Hall, re-fitted kitchen diner, Living room, Family room, Two bedrooms and Refitted shower room, delightful generous rear enclosed garden, good sized driveway, garage, upvc double glazing and gas fired central heating.



Reception Hall

With windows to front, radiator and wooden style flooring. Door leading into

Kitchen Diner

13'8 x 10'8 (4.17m x 3.25m)

A range of contemporary eye level and base units with built-in cupboards and drawers, wooden fitted worktops with 1 1/2 sink drainer unit with mixer tap over, double oven with hob unit with extractor hood over, space for fridge freezer and dishwasher, window to side, wooden style flooring, radiator, spotlights to ceiling.

Lounge

11'9 x 25'3 (3.58m x 7.70m)

With wooden style flooring and radiator, open access to;

Family Room

With window and French doors to garden, lantern roof light, inset spot lights to ceiling and radiator.

Bedroom

17'1 x 9'11 (5.21m x 3.02m)

With window to front, radiator and fitted wardrobes.

Bedroom

10'8 x 9'1 (3.25m x 2.77m)

With window to rear and radiator.

Shower Room

6'8 x 5'5 (2.03m x 1.65m)

Having attractive three piece suite comprising shower unit, wash hand basin with storage cupboard below, low flush WC, tiled floor, part tiled to walls, window to side, heated towel rail and inset ceiling lights.

Outside

The property is approached over a good sized driveway with parking for vehicles leading to GARAGE with up and over door, electric and lighting. The front garden is laid to lawn. Gated pedestrian access leads around to the rear of the property and the DELIGHTFUL REAR GARDEN - which is a particular feature of the property, fabulous paved sun terrace with steps leading to lawn area. The rear garden is 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 19 Mbps & Superfast 340 Mbps. Mobile Service: Good outdoor, variable in-home. 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.

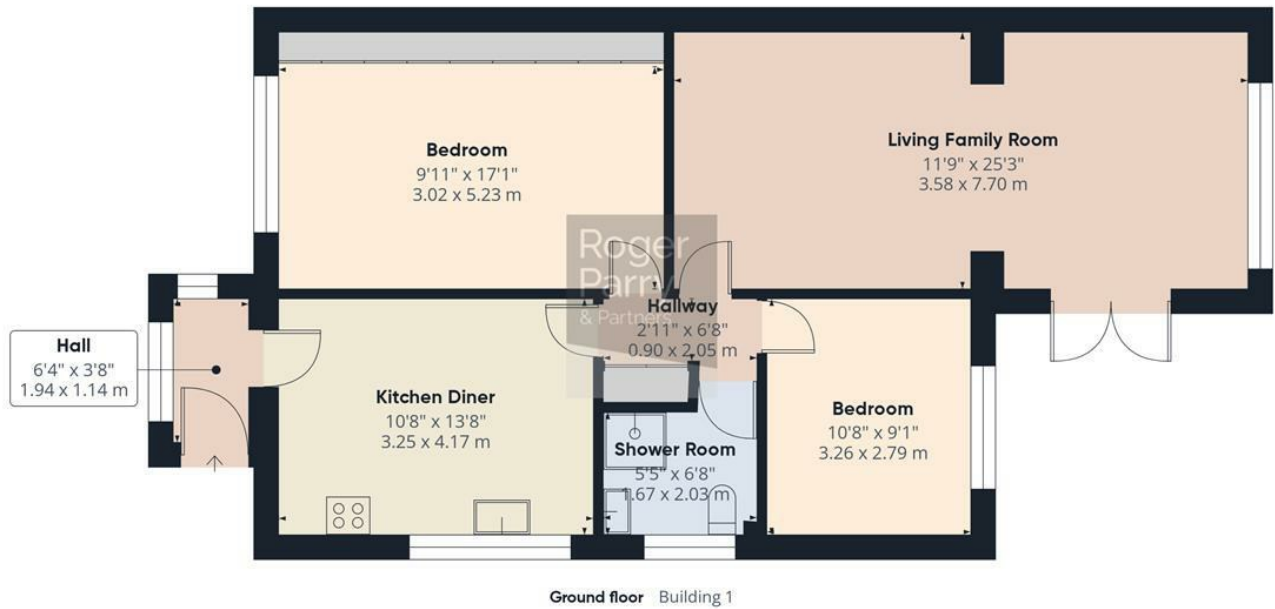
SURVEYS

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.

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)



Approximate total area⁽¹⁾
1032 ft²
95.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Local Authority: Shropshire Council

Council Tax Band: B

EPC Rating: F

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.