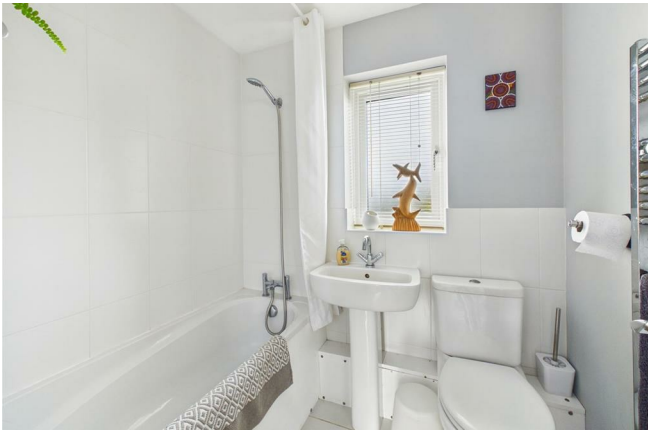






37 Orchard Drive, Minsterley, Shrewsbury, SY5 0DG
£269,500

An immaculately presented, modern three bedroom detached house set on a generous plot with private garden, ample off street parking and garage. The property has well designed accommodation that comprises of reception hall, open plan ground floor which makes an ideal space for entertaining including living area, dining area and kitchen with pantry. The first floor has principal bedroom with en suite, two further bedrooms and family bathroom.



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 Hall

With window to front, vertical radiator and tiled flooring. Door leading into

Open plan ground floor accommodation**Living area**

Bay window with deep sill to front, Karndean flooring and two radiators.

Dining area

With tiled flooring and French doors to garden.

Kitchen

A well appointed space with a range of units incorporating sink with mixer taps set into worksurface. Further range of matching base units comprising cupboards and drawers with space for dishwasher. Gas hob with extractor hood and single oven. Range of eye level wall units. Tiled flooring, window to rear and door leading to pantry with space for fridge freezer.

Stairs rise from Entrance Hall to First floor landing with access to loft space

Principal Bedroom

With window to rear, radiator and door leading into

En suite shower room

With shower cubicle with recently replaced electric shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

Bedroom

With radiator and window to front.

Nursery/ Home Office

With fitted wardrobe, radiator and window to front.

Bathroom

With panelled bath with with shower attachment over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

Outside

The property occupies an enviable cul de sac position set back from the road with driveway providing parking and leading to the Garage. The Garage has an up and over door to front and side service door to garden. There is also space and plumbing for washing machine in the garage. The Rear Garden is a particular feature of the property, mainly laid to lawn with paved and stoned sun terraces, adjacent to the Dining Area, perfect for dining alfresco. The Garden is fully enclosed with fencing. There are pedestrian gates to both sides of the property given access to the front.

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 82 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 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)



General Services:

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

**Roger
Parry**
& Partners



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.