



## **Pasadena, Plox Green, Minsterley, Shrewsbury, Shropshire, SY5 0HT**

**£225,000**

A rare to find 2 bedroom detached bungalow in a superb rural setting. The property requires updating and modernisation throughout but provides great potential.

Accommodation includes: Entrance Hall, Living Room, Kitchen, Conservatory, 2 Bedrooms, Shower Room, Prefab Extension. Large Plot With Good Sized Front And Rear Gardens, Lovely Rural Outlooks, Ample Driveway Parking.



**Pasadena, Plox Green, Minsterley, Shrewsbury, Shropshire, SY5 0HT Ref: 4828**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises**

Double glazed entrance door.

**Entrance Hall**

Storage heater, built in airing cupboard, opening to Inner Hall.

**Living Room** 15' 4" x 10' 5" max 8' 5" min (4.67m x 3.17m/2.56m)

Tiled fireplace, storage heater, double glazed window enjoys open front aspect.

**Kitchen**

Sink unit, work surface, cupboard and drawers, secondary glazed window to the rear, walk in pantry with window, double glazed door to Conservatory.

**Conservatory** 8' 0" x 7' 8" (2.44m x 2.34m)

Of uPVC double glazed construction with sliding door to the garden.

**Bedroom 1** 9' 6" x 8' 0" (2.89m x 2.44m)

Double glazed window to the front.

**Shower Room**

Fitted with tiled corner shower cubicle, wash basin, WC, double glazed window to the rear.

**Inner Hall**

Storage heater, door way to extension.

**Bedroom 2** 9' 9" x 7' 0" (2.97m x 2.13m)

Double glazed side window.

**Prefabricated Extension** 9' 5" x 9' 0" (2.87m x 2.74m)

On a brick base providing a further room which has been used as a bedroom with secondary glazed window overlooking rear garden.

**Outside**

The property enjoys a good frontage. Long driveway with ample turning space. The front garden is laid to lawn with shrubs and conifers set around.

**Rear Garden**

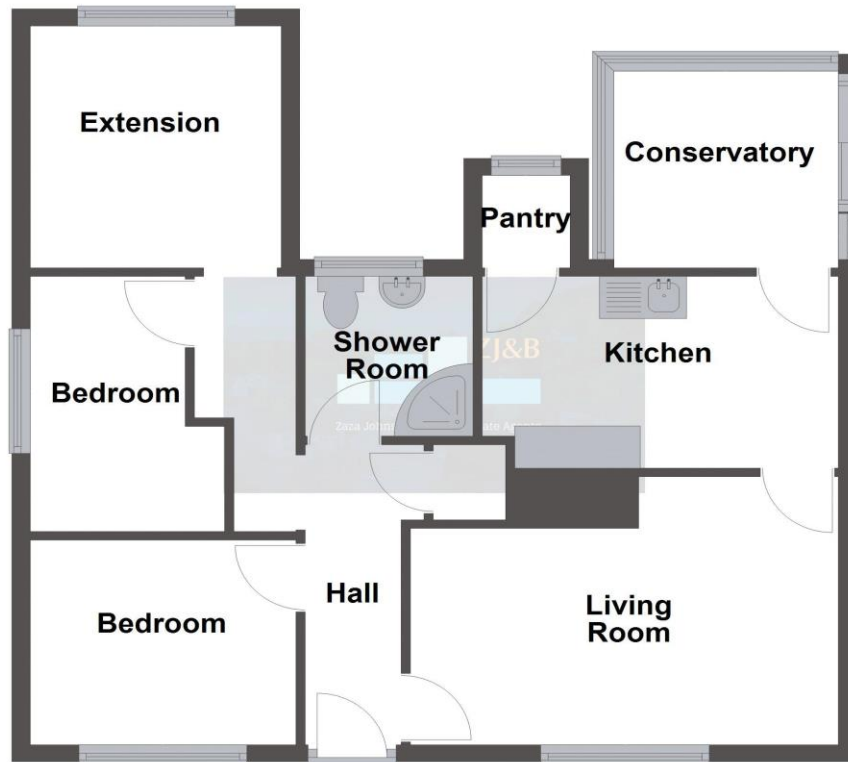
A large rear garden approx 60' x 40' providing extensive lawn, former vegetable garden with greenhouse, asbestos garage, 2 timber sheds and the garden is enclosed by fencing and hedging.

**Council Tax Band B**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

## FLOOR PLANS FOR GUIDANCE ONLY

**Energy performance certificate (EPC)**

Pasadena Pix Green Ministerley SHROPSHIRE SYS OHT	Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">F</div>	Valid until: 20 May 2034  Certificate number: 2202-3038-4205-9804-2200
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Property type	Detached bungalow
Total floor area	59 square metres

**Rules on letting this property**

**! You may not be able to let this property**

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

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**Energy rating and score**

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	-45 F	
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**