



## **35 Snailbeach, Minsterley, Shrewsbury, Shropshire, SY5 0NS**

### **Offers in the Region Of £400,000**

A lovely cottage with period features and a generous extension located in this popular rural setting. The accommodation providing Hallway, Sitting Room, Kitchen, Living Room, Conservatory, Utility, Downstairs WC, 3 Bedrooms, Bathroom. The extensive Garden wraps a round the property with rural outlooks. The old stable block provides great storage space and there is a generous driveway providing ample parking. Viewing Recommended.



**35 Snailbeach, Minsterley, Shrewsbury, Shropshire, SY5 0NS Ref: 4789**

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**

Wooden entrance door.

**Hallway**

Wooden door.

**Kitchen** 10' 6" x 15' 3" (3.20m x 4.64m) max  
Fitted with good range of base and eye level units with laminate worktops, inset 1 1/2 bowl sink unit, integrated electric hob, oven and extractor hood, double glazed windows to front and side enjoying views over countryside. Stanley range cooker also providing oil central heating and hot water, tiled flooring, part tiled walls.

**Utility Room**

Plumbing for washing machine, access to loft.

**Ground Floor Shower Room**

Tiled flooring, fitted with corner shower cubicle, wash basin, WC, double glazed window to the side, fully tiled walls, towel radiator.

**Original Cottage Sitting Room** 8' 11" x 21' 2" (2.72m x 6.45m)

Carpet, double glazed windows to the side, beautiful feature slate fireplace with beam over and glass fronted wood burner inset, radiator, hatch to original bread oven, ceiling beams.

**Inner Hallway**

Under stairs storage cupboard, access to Conservatory, staircase to First Floor Landing, further staircase leads to extended Living Room.

**Living Room** 22' 2" x 13' 1" (6.75m x 3.98m)

2 double glazed windows to the front, double glazed French doors to the side, brick fireplace with wooden mantle and wood burner set to slate hearth.

**Conservatory** 5' 11" x 14' 6" (1.80m x 4.42m)

Single glazed windows and door to rear garden, carpet.

**First Floor Landing**

Nice light space, radiator, built in double wardrobe and cupboard housing hot water cylinder, double glazed window to the side.

**Bedroom 2** 17' 10" x 8' 11" (5.43m x 2.72m)

Double glazed window to the side, radiator, carpet, beautiful original beams.

**Steps lead to extension.**

**Bedroom 1** 12' 0" x 13' 1" (3.65m x 3.98m)

A good size room, carpet, double glazed window to the front, radiator.

**Bedroom 3** 9' 10" x 6' 6" (2.99m x 1.98m)

Carpet, double glazed window to the front.

**Bathroom**

Fitted with 3 piece suite including bath, wash basin, WC, double glazed window, radiator, extractor fan.

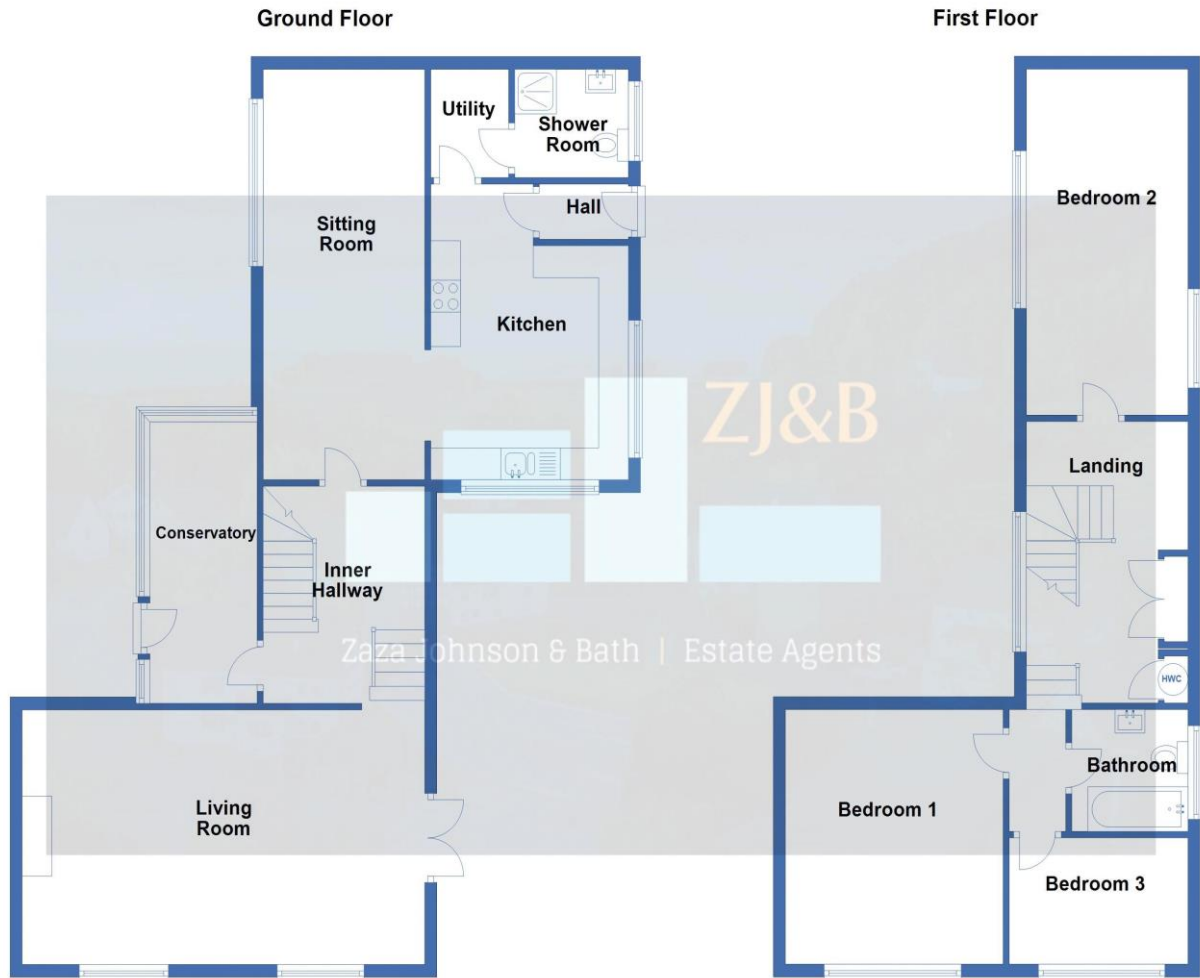
**Gardens**

The property sits on a generous plot with gardens that wrap around the house. To the rear is a lawn with good size patio and leads to the original stable block which provides great storage space. To the side the boundary extends to the bridleway beyond the shrub and hedging, the other side is bordered by hedging and to the front is a large driveway providing ample parking, with a lawn and gated access from Lower Works Lane.

**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**



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)		
33 Snellbeech SHREWSBURY SY5 6NS	Energy rating <b>F</b>	Valid until: 27 June 2034
		Certificate number: 2130-3039-4206-4274-4200

Property type	Detached house
Total floor area	141 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](#).

### 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.](#)

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**