



## 15 Callow Lane, Minsterley, Shrewsbury, Shropshire, SY5 0DF

### Offers in the Region Of £340,000

A spacious, extended 3 bedroom detached modern family home located in this popular village approximately 9 miles from Shrewsbury benefitting from many local amenities.

The property boasts 4 reception rooms and enjoys stunning countryside views of The Callow. The accommodation comprises: Entrance Porch, Hallway, Cloakroom/WC, Living Room, Dining Room, Modern Kitchen/Breakfast Room, Utility Room, 3 bedrooms, Family Bathroom, Large Rear Garden, Garage, Driveway & Front Garden, Beautiful Views.



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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

uPVC double glazed entrance door.

### Entrance Porch

Tiled floor, double glazed window, spot lights, uPVC double glazed entrance door.

### Hallway

Wood effect laminate flooring, radiator, staircase to First Floor Landing, under stairs recess with gas fired central heating boiler.

### Cloakroom/WC

Wash basin, WC, tiled floor and double glazed window.

### Living Room 21' 1" x 15' 10" (6.42m x 4.82m)

Double glazed window to the front, 2 radiators, attractive brick fireplace with multi-fuel burner inset, wood effect laminate flooring, double glazed sliding window to Conservatory providing excellent natural lighting.

### Dining Room 18' 11" x 7' 6" (5.76m x 2.28m)

Dual aspect double glazed windows to side and rear, radiator, wood effect laminate flooring, glazed door to Kitchen.

### Conservatory 11' 10" x 9' 10" (3.60m x 2.99m)

Of double glazed construction and with brick base and polycarbonate roof, tiled floor, French doors open onto rear garden.

### Kitchen/Breakfast Room 18' 10" x 9' 10" (5.74m x 2.99m)

Attractively fitted with a contemporary range of white gloss fronted units, laminate work tops with 1 1/2 bowl stainless steel sink unit and tiled splash, integrated appliances include 5 ring stainless steel gas hob, double oven and fridge, space and plumbing for washing machine, spot lights, tiled floor, radiator, ample space for dining table, double glazed window overlooking rear garden, door to Garage.

### First Floor Landing

Double glazed window to the front, access to loft space, built in airing cupboard.

### Bedroom 1 15' 6" x 9' 10" (4.72m x 2.99m)

Double glazed window to the rear overlooking garden with views beyond, radiator, fitted wardrobe and dressing table.

### Bedroom 2 14' 3" x 7' 9" (4.34m x 2.36m)

Double glazed window to the rear, radiator.

### Bedroom 3 9' 6" x 7' 10" (2.89m x 2.39m)

Double glazed window to the front, radiator.

### Bathroom

Fitted with 3 piece white suite including corner jacuzzi bath with electric shower over and shower screen, wash basin set to vanity unit WC, mirror with spot lights and cabinet, tiled floor and walls, extractor fan, towel radiator, double glazed window to the front.

### Utility 14' 11" x 8' 8" (4.54m x 2.64m)

2 windows, part tiled flooring.

### Garage 23' 0" x 9' 0" (7.01m x 2.74m)

With up and over door, power and lighting.

### External - Front

The front garden is laid to lawn with decorative walling. Brick paved driveway to the side providing parking and access to the garage, door to useful adjoining store.

### Rear Garden

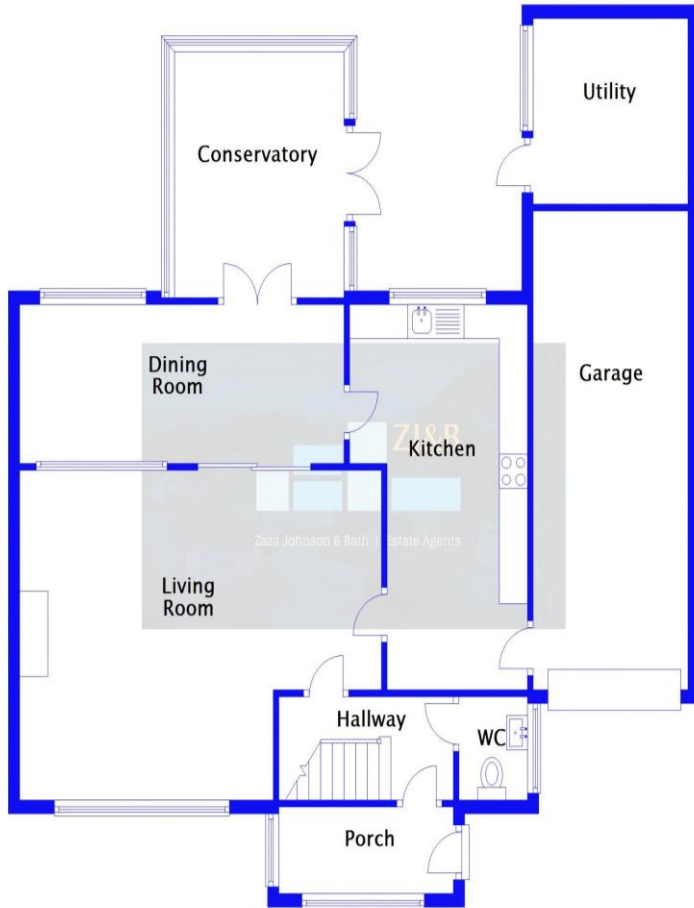
The property benefits from a good sized garden approached onto a large raised, paved patio with steps down to large lawn, There is a fish pond, garden shed, lighting point and all being enclosed by timber fencing and trees making it a very private space.

### Council Tax Band C

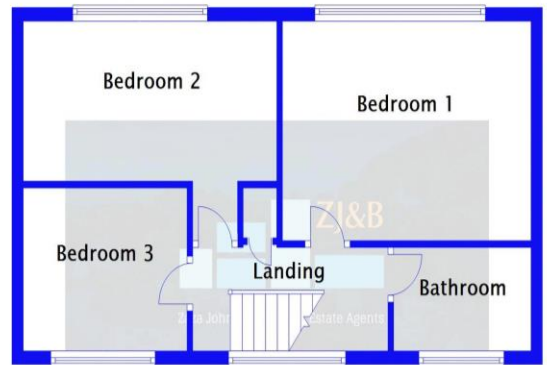
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

## Ground Floor



## First 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.

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## FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

### Energy performance certificate (EPC)

15, Callow Lane Minsterley SHREWSBURY SY5 5QJ	Energy rating <b>D</b>	Valid until: 4 March 2027 Certificate number: 8773-7422-6988-8933-2968
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Property type	Detached house
Total floor area	110 square metres

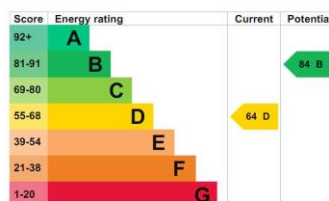
#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
[You can read guidance for landlords on the regulations and exemptions rules \(www.gov.uk/government/guidance/energy-efficiency-standards-for-landlords\)](#)

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[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

#### Breakdown of property's energy performance



### **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**