



## 3 Hawthorn Road, Minsterley, Shrewsbury, Shropshire, SY5 0DQ

**£260,000**

This large 2 bedroom detached bungalow (originally built as a 3 bedroom bungalow), provides comfortable well presented accommodation including: Entrance Hall, Large Living Room, Kitchen, Dining Room, Inner Hall, 2 Double Bedrooms, Modern Shower Room, Double Glazing, 2 Car Driveway And Garage, Private Garden. Excellent Village Location Set In Glorious Countryside, Just 10 Miles From Shrewsbury Town Centre. No Upward Chain - Early Viewing Is Highly Recommended.



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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

Double glazed entrance door with side window.

**Entrance Hall** 9' 0" x 4' 6" (2.74m x 1.37m) max

Wall mounted electric heater, useful cloaks cupboard.

**Living Room** 19' 0" x 12' 11" max 11' 10" min (5.79m x 3.93m/3.60m)

Adams style ornamental fire surround with hearth, 2 contemporary wall mounted electric storage heaters, large double glazed window to the front, 2 high level double glazed windows to the side. Door to Inner Hall.

**Kitchen** 11' 5" x 9' 8" (3.48m x 2.94m)

Fitted with an excellent range of units to 3 wall areas, laminated work tops, deep tiled splash, inset sink unit, integrated electric double oven with 4 ring hob above and filter hood over, slim-line dishwasher and washing machine, space for further appliances, double glazed window to the front, double glazed door to the side. Sliding door to

**Dining Room** 12' 11" x 8' 5" (3.93m x 2.56m)

Wall mounted electric heater, double glazed window to the side. Door to Inner Hall.

#### Inner Hall

Access to roof space, built in airing cupboard with hot water cylinder.

**Bedroom 1** 12' 11" x 12' 11" (3.93m x 3.93m)

Contemporary electric storage heater, large double glazed window overlooking rear garden, range of fitted wardrobes and dressing table.

**Bedroom 2** 12' 10" x 9' 10" max 7' 7" min (3.91m x 2.99m/2.31m)

Another good double room with contemporary electric storage heater, double glazed window overlooking rear garden.

**Shower Room** 8' 0" x 5' 5" (2.44m x 1.65m)

Fitted with contemporary 3 piece suite providing large walk in shower cubicle with electric shower unit, wash basin and WC set to vanity unit with storage, heated towel rail, 2 double glazed side windows.

#### Outside - Front

Large lawn to the front of the property with paved patio to veranda. Tarmac driveway to the side provides parking for at least 2 cars and access to Garage.

**Brick Built Garage** 16' 9" x 8' 7" (5.10m x 2.61m)

Up and over door, power and lighting, window and door to the side.

#### Rear Garden

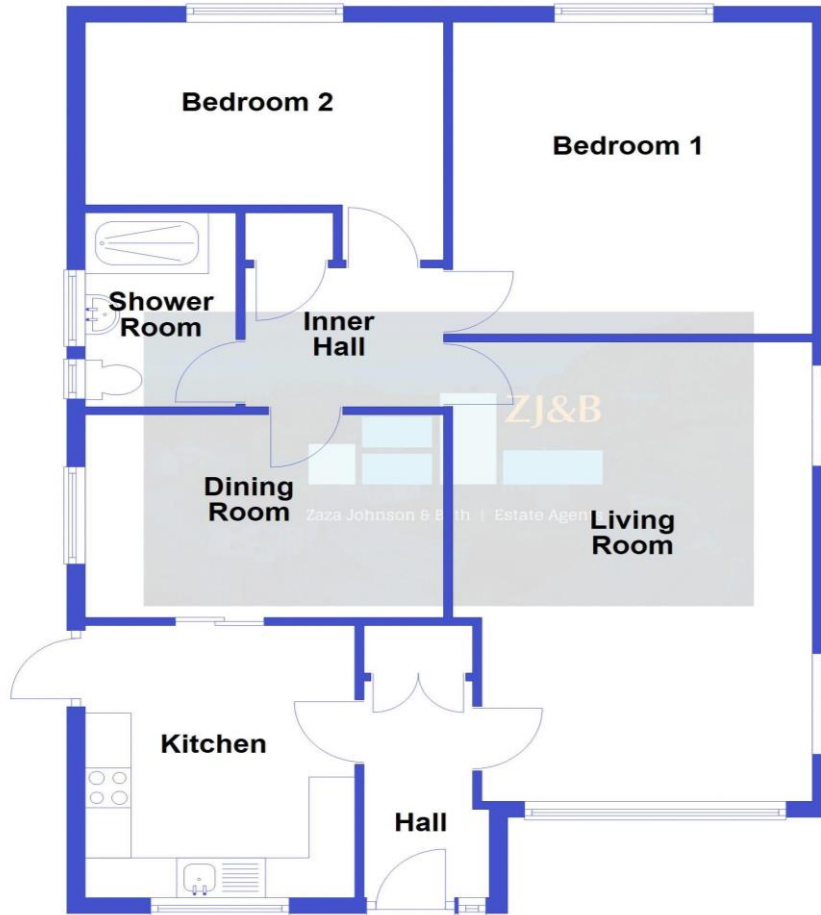
A paved patio extends the width of the property with lawn beyond. Shrub beds and borders including Magnolia Tree. The garden is enclosed by close boarded and interwoven timber fencing with gate to the front. Outside lighting and cold water tap.

#### 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



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

### Energy performance certificate (EPC)

3, Heathorn Road Minsterley Shropshire SY5 10Q	Energy rating <b>C</b>	Valid until 1 March 2025
		Certificate number 8775-7427-2970-4542-4902

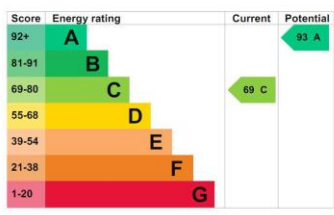
Property type	Detached bungalow
Total floor area	86 square metres

#### 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](#) (<https://www.gov.uk/guidance/landlords-guide-to-letting-property-minimum-energy-efficiency-standards-and-ban-on-e-pc>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be A.  
[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**