



## **11 Linden Fields, Minsterley, Shrewsbury, Shropshire, SY5 0FE**

### **£230,000**

A particularly well presented 3 bedroom semi detached house in a great position on the edge of a popular village. Enjoying a private south west facing garden, the accommodation provides an impressive, spacious open plan living/dining kitchen, WC, 2 double bedrooms with built in wardrobes, generous single bedroom, bathroom. GCH, DG, garage and 2 car drive. Good sized garden. Convenient for a range of village amenities.



## **11 Linden Fields, Minsterley, Shrewsbury, Shropshire, SY5 0FE**

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**

Canopied storm porch with entrance door.

### **Open Plan Living Area** 25' 7" x 15' 0" (7.79m x 4.57m)

A beautiful light and airy room with accommodation running right through the property. Double glazed bay window to the front and French doors leading on to rear garden and further double glazed window in the Kitchen Area, useful under stairs storage cupboard and staircase from the Living Area leads to the First Floor Landing. The Kitchen Area is fitted with a good range of cream fronted units with wood effect laminated worktops, deep tiled surround and inset sink unit. Integrated electric oven and gas hob with filter hood above, space for further appliances.

### **WC**

Fitted with corner wash basin and WC.

### **First Floor Landing**

Built in storage cupboard and access to roof space.

### **Bedroom 1** 11' 9" x 8' 2" (3.58m x 2.49m)

Double built in wardrobe, radiator, double glazed window with views towards open countryside.

### **Bedroom 2** 9' 5" x 8' 2" (2.87m x 2.49m)

Radiator, built in double wardrobe, double glazed window overlooking rear garden.

### **Bedroom 3** 7' 8" x 6' 6" (2.34m x 1.98m)

Radiator, double glazed window with views towards open countryside.

### **Bathroom**

Fitted with white 3 piece suite including bath with shower fitting over, tiled surround and glass screen, wash basin and WC, tiled wall areas, double glazed window to the rear.

### **Outside - Front**

A neat front garden laid to lawn with ornamental tree and shrubs. Gated pathway to the side. Driveway provides access to Garage and parking for 2 cars.

### **Brick Built Garage** 16' 10" x 9' 3" (5.13m x 2.82m)

Attached garage with up and over door, power and lighting, wall mounted gas fired central heating boiler.

### **Rear Garden**

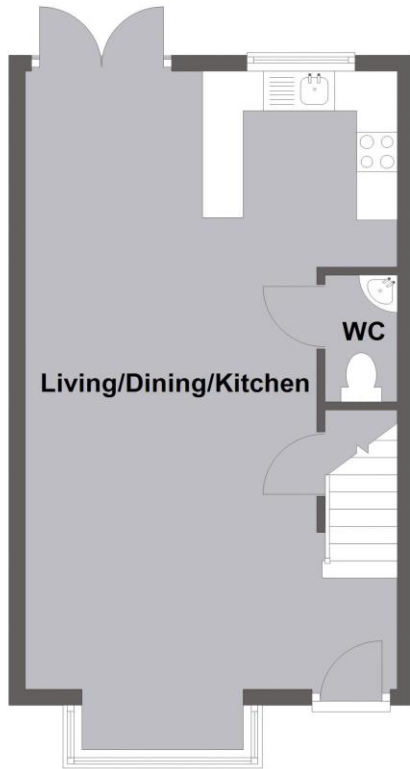
The south-west facing garden is approached on to a patio with lawn beyond, outside tap, the garden is enclosed by close boarded timber fencing.

### **Council Tax Band C**

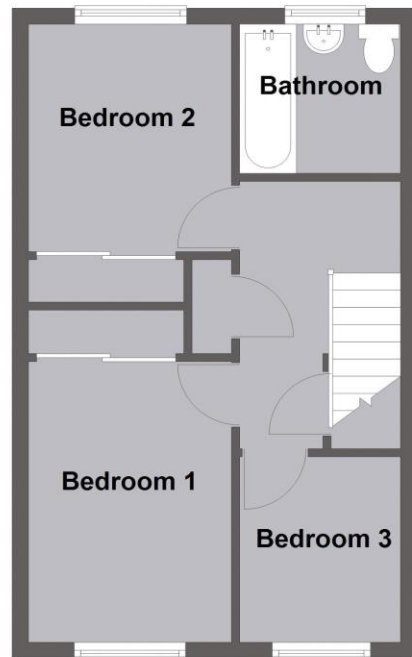
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**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

## 11 Linden Fields, Minsterley

## FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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### Energy performance certificate (EPC)

11 Linden Fields, Linden Fields, Minsterley Semi-detached house S15 0PS	Energy rating <b>B</b>	Valid until: 5 July 2027
		Certificate number: 0886-1088-7343-5123-3994

Property type Semi-detached house

Total floor area 74 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-who-let-a-property>) on the regulations and exemptions (<https://www.gov.uk/guidance/landlords-who-let-a-property>) on the regulations and exemptions.

#### Energy rating and score

This property's energy rating is B. 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

#### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0886-1088-7343-5123-3994>

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### **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**