



Zaza Johnson & Bath
Estate Agents

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7 Willow Park, Minsterley, Shrewsbury, Shropshire, SY5 0EH

Offers in the Region Of £245,000

A well proportioned 2 bedroom bungalow located in this popular village within easy reach of Shrewsbury and link roads. The accommodation includes Entrance Hall, WC, Shower Room, Living Room, Dining Room, Conservatory, Kitchen, 2 Good Size Bedrooms, Sunny, Low Maintenance Rear Garden, Driveway Providing Ample Parking, GCH, DG.



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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 to the side.

Entrance Hall

Carpet, 2 built in cupboards.

Living Room 15' 0" x 10' 7" (4.57m x 3.22m)

Feature brick fireplace with fuel effect stove inset, carpet, double glazed patio doors lead to Conservatory, radiator.

Dining Room 15' 0" x 8' 5" (4.57m x 2.56m)

Carpet, radiator, double glazed patio doors lead onto rear garden, double glazed window to the front.

Kitchen 13' 7" x 7' 9" (4.14m x 2.36m)

Fitted with an excellent range of unit and glass fronted display cabinets, integrated double oven, 4 ring electric hob with filter hood above, space and plumbing for dishwasher and washing machine, laminate work tops and breakfast bar, inset sink unit, double glazed windows to the side and rear overlooking garden, double glazed door to the rear, wood effect flooring.

Conservatory 9' 4" x 8' 7" (2.84m x 2.61m)

A lovely light room with double glazed door and windows overlooking rear garden, tiled flooring.

Bedroom 1 15' 4" x 9' 2" (4.67m x 2.79m)

Radiator, carpet, double glazed window to the front.

Bedroom 2 12' 2" x 9' 1" (3.71m x 2.77m)

Radiator, carpet, double glazed window to the front.

Outside - Front

Double width driveway providing ample parking, paved area to the front with stone wall. Paved pathway leads round to the side of the property providing access to the rear.

Rear Garden

A lovely sunny garden approached onto a paved patio with gravel beds and well established shrubs set around. The private rear garden is enclosed by timber fencing.

WC

Fitted with wash basin and WC, tiled flooring, double glazed window to the side.

Shower Room

Fitted with white 3 piece suite including large glazed shower cubicle, with aqua boarding, wash basin and WC with aqua boarding behind, double glazed window to the side.

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**



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

13/09/2024, 11:44 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

7 Willow Park Mansbury SHEFFS S15 6D1	Energy rating D	Valid until 10 March 2034
		Certificate number 0390-2109-0370-2694-6505

Property type Semi-detached bungalow

Total floor area 78 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/government/publications/energy-efficiency-standards-for-rented-properties) (<https://www.gov.uk/government/publications/energy-efficiency-standards-for-rented-properties>).

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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2109-0370-2694-6505>

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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