



## **4 Hawthorn Road, Minsterley, Shrewsbury, Shropshire, SY5 0DQ**

### **Offers in the Region Of £345,000**

Well proportioned 3 bedroom detached house situated on a lovely corner plot with good size gardens. Accommodation includes Entrance Hall, Living Room, Dining Room, Office, Kitchen/Breakfast Room, Conservatory, Cloakroom/WC 3 good size Bedrooms, Bathroom, Driveway, Garage, Gardens, DG, GCH, excellent village location with easy access to Shrewsbury and link roads.



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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

Entrance storm porch, double glazed entrance door.

**Entrance Hall** 11' 4" x 5' 9" (3.45m x 1.75m)  
Tiled flooring, staircase leading to First Floor Landing, under stairs storage, radiator.

**Cloakroom/WC** 5' 5" x 2' 9" (1.65m x 0.84m)  
Fitted with wash basin and WC, tiled flooring, half tiled walls, double glazed window to the side.

**Kitchen** 10' 1" x 12' 6" (3.07m x 3.81m)  
Fitted with an excellent range of base and eye level Shaker style units, laminate worktops and tiled splash back, inset sink unit, integrated dishwasher, electric oven and induction hob with filter hood over, double glazed window overlooking rear garden, door to the side.

**Living Room** 21' 10" x 11' 8" (6.65m x 3.55m)  
A large room with double glazed window to the front, double glazed French doors lead to Conservatory, 2 radiators.

**Dining Room** 11' 3" x 13' 6" (3.43m x 4.11m)  
Wood effect flooring, 2 contemporary radiators, roof light, double glazed French doors lead to rear garden.

**Office** 5' 11" x 13' 6" (1.80m x 4.11m)  
Fitted with an excellent range of base and wall units with laminate work surface, wood effect flooring, double glazed window to the front.

**Conservatory** 9' 7" x 11' 2" (2.92m x 3.40m)  
Brick and uPVC double glazed construction, tiled flooring, radiator, French doors lead to rear garden.

**Landing** 12' 7" x 5' 9" (3.83m x 1.75m)

**Bedroom 1** 12' 6" x 11' 10" (3.81m x 3.60m)  
Carpet, radiator, double glazed window to the rear.

**Bedroom 2** 9' 2" x 11' 10" (2.79m x 3.60m)  
Laminate flooring, double glazed window to the rear, radiator.

**Bedroom 3** 11' 10" x 9' 2" (3.60m x 2.79m)  
Carpet, radiator, double glazed window to the front.

**Bathroom** 8' 5" x 6' 4" (2.56m x 1.93m)  
Fitted with white 3 piece suite including bath with shower attachment, wash basin, WC, fully tiled walls and flooring, double glazed window to the side.

**Garage** 18' 8" x 8' 11" (5.69m x 2.72m)

### Rear Garden

Approached onto a paved patio with lawn beyond with nice seating area at the top of the garden. Garden shed, and enclosed by fencing.

### External - Front

Large area of lawn, good size driveway providing parking and access to Garage.

### Council Tax Band D

**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 toland not an exact replication of the property. Plan produced using PlanUp

## FLOOR PLANS FOR GUIDANCE ONLY

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

English | [Cymraeg](#)

### Energy performance certificate (EPC)

4, Healdon Road Barnstaple Somerset BS7 0QG	Energy rating <b>D</b>	Valid until 18 February 2025
		Certificate number 8425-7422-3850-0341-0996

Property type Detached house

Total floor area 128 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/minimum-energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-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](#)



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-certificates.service.gov.uk/energy-certificate/8425-7422-3850-0341-0996>

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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**