



Zaza Johnson & Bath
Estate Agents

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26 Oak Drive, Minsterley, Shrewsbury, Shropshire, SY5 0DE

Offers in the Region Of £200,000

A well presented 2 bedroom semi detached house located in this popular village on the outskirts of Shrewsbury. The accommodation includes Entrance Hall, Kitchen, Living/Dining Room, Conservatory, 2 Bedrooms, Bathroom, Electric Heating, Double Glazing, Front And Rear Gardens, Driveway To The Front, Additional Gravel Driveway and Garage. Newly Fitted Carpets. Viewing 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

uPVC double glazed entrance door with side window.

Entrance Hall 9' 9" x 5' 7" (2.97m x 1.70m)

Grey wood effect vinyl flooring, wall mounted electric heater, staircase leads to First Floor Landing.

Kitchen 9' 8" x 8' 4" (2.94m x 2.54m)

Grey wood effect vinyl flooring, fitted with cream base and eye level units with wood effect laminate work tops, inset sink unit. Integrated 4 ring electric hob with electric oven below, space and plumbing for washing machine, extractor fan, double glazed window to the front.

Living/Dining Room 14' 11" x 14' 4" (4.54m x 4.37m)

Newly fitted carpet, useful under stairs storage cupboard, double glazed window to the rear, double glazed aluminium doors to Conservatory.

Conservatory 11' 7" x 7' 11" (3.53m x 2.41m)

Of brick and uPVC double glazed construction with polycarbonate roof, grey wood effect vinyl flooring, windows overlooking garden, door provides access to rear garden and driveway.

First Floor Landing

Access to loft space, built in airing cupboard housing hot water cylinder.

Bedroom 1 10' 8" x 14' 5" (3.25m x 4.39m)

Newly laid carpet, 2 double glazed windows to the front, built in double wardrobe and storage cupboard, wall mounted electric heater.

Bedroom 2 11' 8" x 8' 1" (3.55m x 2.46m)

Newly laid carpet, double glazed window to the rear, wall mounted electric heater.

Bathroom 8' 3" x 6' 0" (2.51m x 1.83m)

Grey wood effect vinyl flooring, fitted with 3 piece suite including bath with electric shower over and tiled surround, wash basin and WC, half tiled walls, double glazed window to the rear.

Rear Garden

Mainly laid to lawn, paved pathway leading to the rear of the garden, enclosed by fencing and hedging and fencing. Access to Garage and gravel driveway, double gates lead to the front.

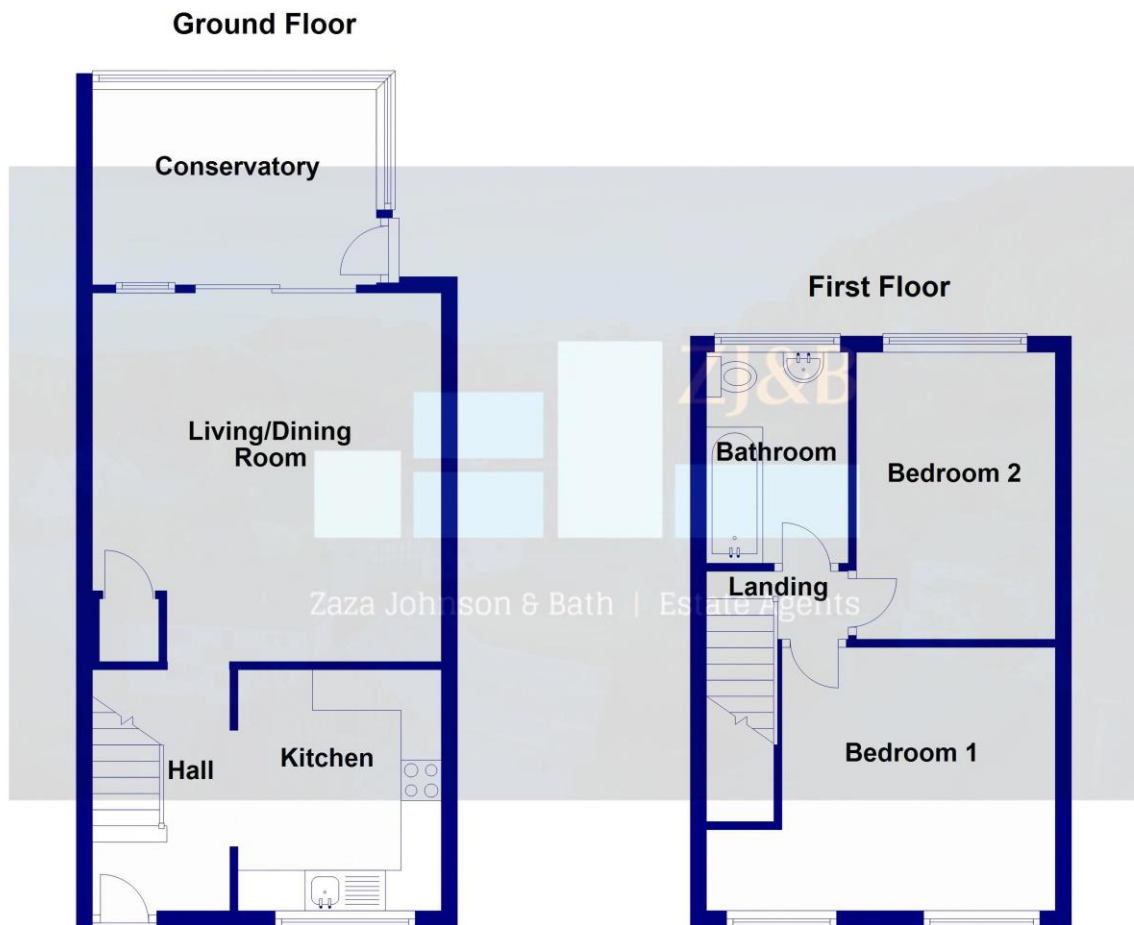
External - Front

The front garden is laid to lawn. Block paved driveway with double gates leading onto gravel driveway providing additional parking and access to Garage and rear garden.

Council Tax Band B

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**



26 Oak Drive, Minsterley, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

11/04/2025, 14:08 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

26, Oak Drive Minsterley Shropshire SY5 10E	Energy rating E	Valid until: 19 August 2025
		Certificate number: 9998-0034-7268-3285-2940

Property type Semi-detached house

Total floor area 67 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 \(https://www.gov.uk/government/publications/energy-efficiency-standards-for-rental-properties\)](#)

Energy rating and score

This property's energy rating is E. 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		
39-54	E	40 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/9998-0034-7268-3285-2940>



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