



Zaza Johnson & Bath
Estate Agents

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Wentworth, Plox Green Road, Minsterley, Shrewsbury, Shropshire, SY5 0HS

£399,950

This large traditional 3/4 bedroom detached dormer bungalow is set on the edge of the village with a private garden and glorious rural views. The accommodation over two floors includes: Hall, 21'4x10'10 Living Room, large L shaped Kitchen/Dining Room, Sitting Room/Bedroom, Bedroom & Bathroom. Upstairs are 2 huge Bedrooms. GCH, DG, attractive gardens, large Garage, GCH, DG. No Upward Chain.



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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.

Central Entrance Hall

Radiator, useful understairs storage cupboard, staircase leads to First Floor Landing.

Living Room 21' 4" x 10' 10" (6.50m x 3.30m)
Wooden fire surround with tiled inlay and hearth, ornamental cast iron grate with coal effect gas fire inset, 2 radiators, wall and ceiling lights, arched recesses, 2 double glazed side windows.

Spacious 'L' Shape Kitchen/Dining Room 12' 5" into bay x 11' 0" (3.78m x 3.35m)

Quarry tile flooring, range of wood fronted unit, glass fronted display cabinets, laminate work tops with inset 1 1/2 bowl sink with deep tiled surround. 3 radiators, double glazed windows overlook rear garden, double glazed French door to the side, double glazed sliding patio doors lead onto garden with fine open views over countryside towards Pontesford Hill.

Bedroom 3 12' 5" into bay x 10' 8" (3.78m x 3.25m)

Radiator, walk in double glazed bay window to the front.

Sitting Room/Bedroom 4 12' 5" into bay x 11' 10" (3.78m x 3.60m)

Radiator, double glazed side and bay window to the front, polished wood fire surround with tiled inlay and coal effect fire inset.

Bathroom 11' 2" x 8' 4" (3.40m x 2.54m)

Fitted with 4 piece white suite providing bath with mixer tap and shower fitting, tiled corner shower cubicle, wash basin and WC, half tiled wall areas, radiator, extractor, double glazed rear window, range of built-in storage cupboards.

First Floor Landing

Double-glazed Velux skylight providing good natural lighting.

Bedroom 1 26' 11" x 9' 5" (8.20m x 2.87m)

A superb spacious room with 2 double radiators, additional under eaves storage, 3 double-glazed windows and a large double-glazed Velux skylight, enjoying glorious views over the countryside.

Bedroom 2 18' 10" x 16' 10" (5.74m x 5.13m)
into eaves

Another excellent room with double radiator, double-glazed Velux skylight, enjoying beautiful rural views.

Outside

The property is approached through double wrought iron gates leading onto a Tarmac driveway opening to a wide space providing ample parking. There is an additional approach to the driveway through wrought iron gates on the other side of the property. The front attractive, mature front garden provides lawns, an excellent variety of shrubs and trees set to borders.

Brick Built Garage 21' 8" x 11' 10" (6.60m x 3.60m)

Up and over door, double-glazed side window, power and lighting, wall-mounted gas-fired central heating boiler and personal door to the rear.

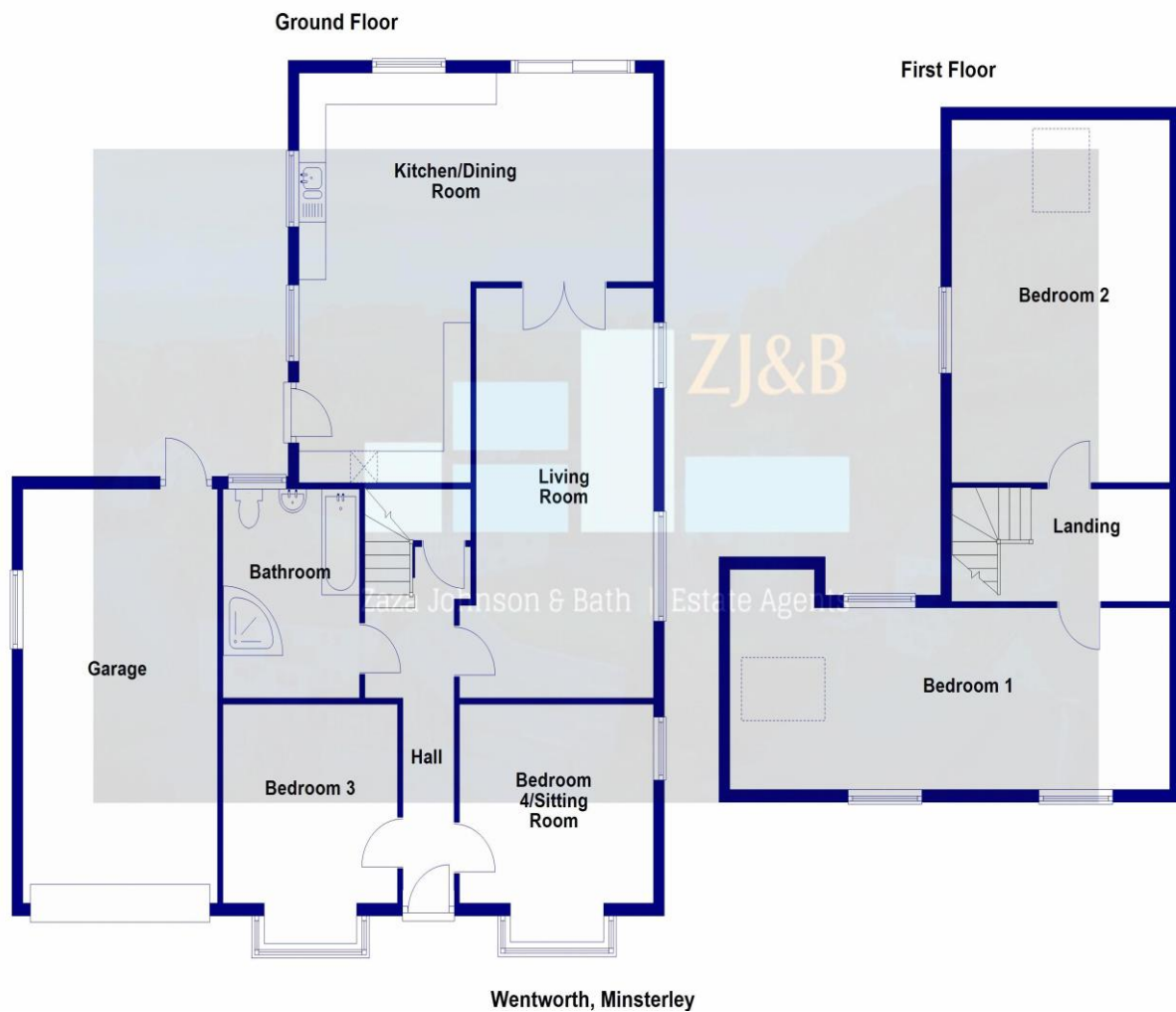
Rear Garden

Approached onto a paved patio with lawns beyond, well-stocked shrub beds containing conifers, trees, shrubs and flowers. Bordered to one side by a stream. The garden is enclosed by high-level hedging and offers excellent privacy,

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**



FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

Wentworth Plot Green Road Minsterley SHREWSBURY SY5 0HS	Energy rating C	Valid until: 15 August 2035 Certificate number: 3735-5728-7500-0575-3296
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Property type	Detached bungalow
Total floor area	154 square metres

Rules on letting this property

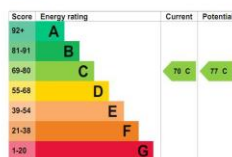
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

[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