



4 Longfield Terrace, Minsterley, Shrewsbury, Shropshire, SY5 0LL

With Rear The Garden £240,000

Without The Rear Garden £210,000

A 3-bedroom terraced property located on the outskirts of the popular village of Minsterley, with many local amenities nearby. The accommodation includes Entrance Hall, Living Room, Refitted Kitchen, Ground Floor Bathroom, 3 generous first floor Bedrooms, GCH, DG, Ample Parking to front, Private Garden to rear approached from pathway only.



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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.

Enclosed Porch

3 double glazed windows, tiled flooring, double glazed entrance door.

Entrance Hall

Tiled flooring, staircase leads to First Floor Landing.

Living Room 15' 6" x 11' 8" (4.72m x 3.55m)

Feature ornamental fireplace with exposed brickwork and stone hearth, double radiator, double glazed window to the front.

Kitchen 12' 2" x 8' 0" (3.71m x 2.44m)

Fitted with contemporary units with laminated work tops, enamel 1 1/2 bowl sink with mixer tap, integrated electric oven, 4 ring gas hob with filter hood above, there is also a high level oven, double glazed window and door to the side,

Bathroom 7' 2" x 6' 6" (2.18m x 1.98m)

Fitted with 3 piece suite including spa bath with shower unit over, wash basin with cupboard beneath, WC, heated towel rail, double glazed windows.

First Floor Landing

Loft access.

Bedroom 1 15' 2" x 9' 0" (4.62m x 2.74m)

Double radiator, double glazed window to the front, built in double wardrobe.

Bedroom 2 14' 10" x 6' 10" (4.52m x 2.08m)

Double radiator, double glazed window to the front.

Bedroom 3 9' 6" x 8' 1" (2.89m x 2.46m)

Double radiator, double glazed window to the side.

Outside

The property benefits from parking to the front.

Rear Garden

Accessed via the drive of the neighbouring property, the good size rear garden is laid to lawn with fencing, open countryside to the rear with views beyond.

Agents' Note

The property can also be purchased without the rear garden for £210,000.

Council Tax Band B

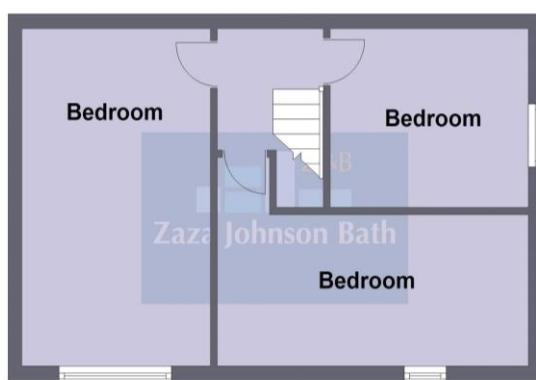
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

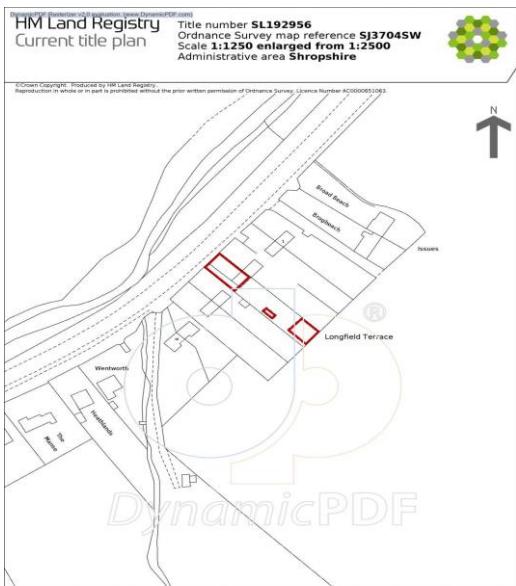
Ground Floor



First Floor



FLOOR PLANS FOR GUIDANCE ONLY



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Rules on letting this property

Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](#) on the regulations and [guidance](http://www.gov.uk/government/media-releases/changes-to-letting-property-energy-efficiency-standard-landlord-authorise).

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

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