



37 Orchard Drive, Minsterley, Shrewsbury, Shropshire, SY5 0DG

Offers in the Region Of £269,500

A beautifully presented 3 bedroom detached house in a prime cul-de-sac position. With an extremely private attractive garden, the stylish accommodation provides: Entrance Hall, Impressive Spacious Open Plan Living Room/Dining Room Kitchen, Pantry, En-suite Shower Room To Main Bedroom, 2 Further Bedrooms, Main Bathroom, GCH, DG, Driveway Parking For At Least 3 Cars, Garage. Popular Village Location To The South West Of Shrewsbury.



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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

Entrance Hall

Ceramic tile flooring, designer radiator, double glazed window to the front, staircase to First Floor Landing.

Open Plan Living, Dining & Kitchen Area

Living Area 17' 8" x 14' 4" (5.38m x 4.37m)

Attractive Karndean flooring, 2 radiators, gas fire point, double glazed bow window to the front.

Kitchen/Dining Area 20' 11" x 6' 9" (6.37m x 2.06m)

Ceramic tile flooring, uPVC double glazed French doors lead onto attractive garden. Attractively fitted with solid wood work tops and breakfast bar, excellent range of units, Belfast style ceramic sink, integrated 4 ring gas hob, oven and grill, double glazed window overlooking rear garden, radiator. Spacious Larder Cupboard with ceramic tile floor and access to further under stairs storage cupboard.

First Floor Landing

Access to roof space.

Bedroom 1 10' 6" x 9' 6" (3.20m x 2.89m)

Radiator, double glazed rear window enjoying open outlook across the village.

En Suite Shower Room

Fitted with tiled corner shower cubicle, wash basins, WC, chrome towel rail, ceramic tile flooring, extractor, double glazed window.

Bedroom 2 12' 4" x 9' 6" (3.76m x 2.89m)

Radiator, double glazed window to the front.

Bedroom 3 7' 7" x 6' 0" (2.31m x 1.83m)

Radiator, double glazed window to the front with views towards the Stipertones in the distance. Folding doors to built in wardrobe.

Bathroom 6' 0" x 5' 7" (1.83m x 1.70m)

Fitted with white 3 piece suite including bath with chrome mixer shower, wash basin WC, chrome towel rail, double glazed window, extractor.

Outside - Front

The property is approached over a block paved driveway providing parking for 2 cars. Further gravel driveway along side with parking for additional car. Well established and stocked shrub borders.

Garage 18' 8" x 9' 6" (5.69m x 2.89m)

Up and over door, concrete floor, power and lighting, gas fired central heating boiler, door to garden.

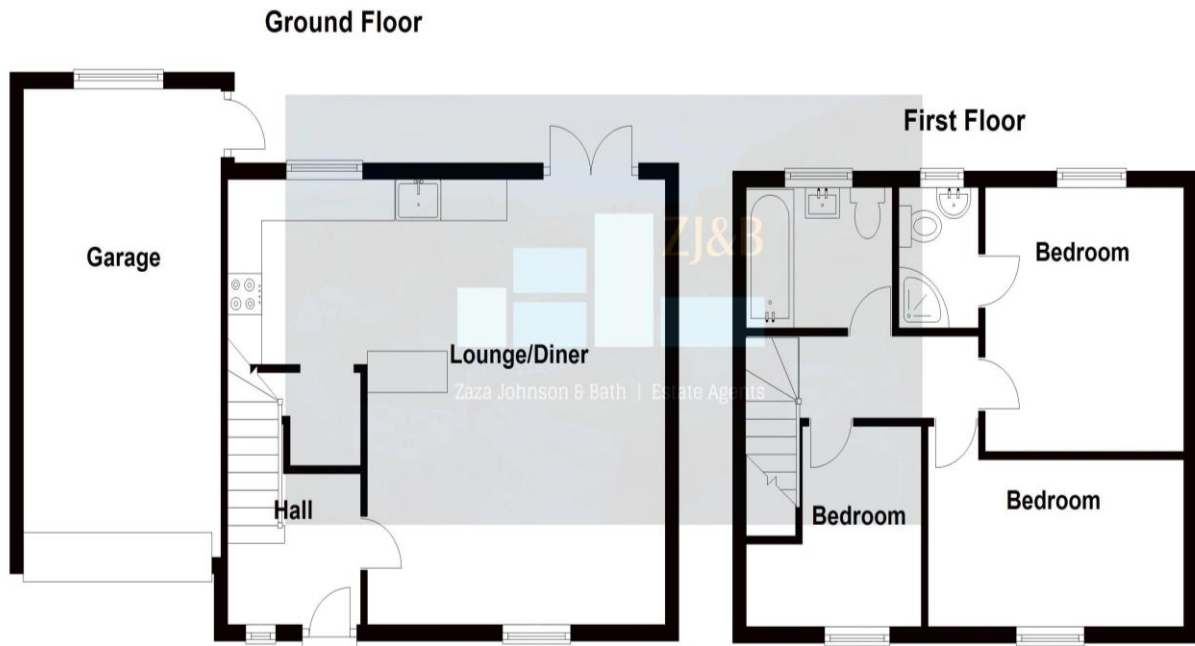
Rear Garden

Approached onto a quality stone patio extending the width of the property, the garden beyond is laid to lawn with variety of shrub beds and borders, trees including eating and cooking apple trees and Magnolia tree. The garden is well enclosed by fencing with access to the front from both sides of the property.

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.
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

37 Orchard Drive Minsterley SHREWSBURY SY5 0DG	Energy rating C	Valid until: 20 May 2034
		Certificate number: 2502-3038-0205-0014-2204

Property type: Detached house
Total floor area: 69 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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