



**8 Linden Fields, Minsterley, Shropshire, SY5 0FE**

2 bedroom end terrace house—£175,000 Freehold

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sales@cgpooks.co.uk

**Well-presented and modern end of terrace house, situated in a good location on the fringe of the village with rural views to rear.**

### KEY FEATURES

- Open plan living space with wood effect flooring, windows to both front and rear, as well as glazed double doors to garden
- Range of fitted units to kitchen area, along with built in cupboard and a cloakroom
- Staircase from entrance area to first floor landing, where there are 2 double bedrooms and a bathroom
- Gas fired central heating and uPVC double glazed windows
- 2 designated parking spaces
- Lawned front garden and access along the side of the property to an enclosed private rear garden which has an artificial lawn and paved patio
- Quiet and secluded location, as short walk from good village amenities, including supermarket and garage, primary school and pub

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

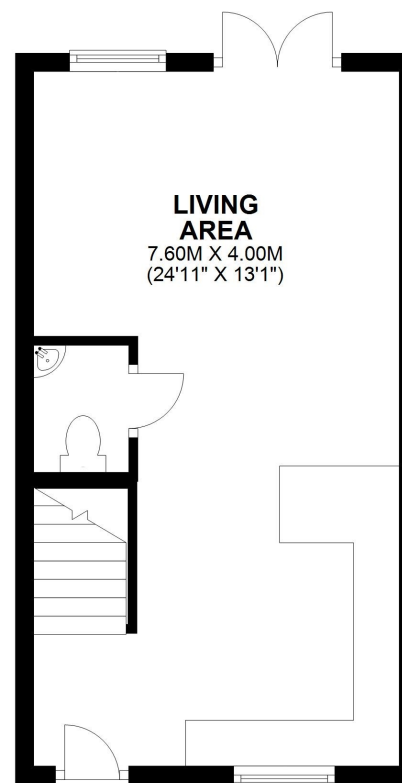
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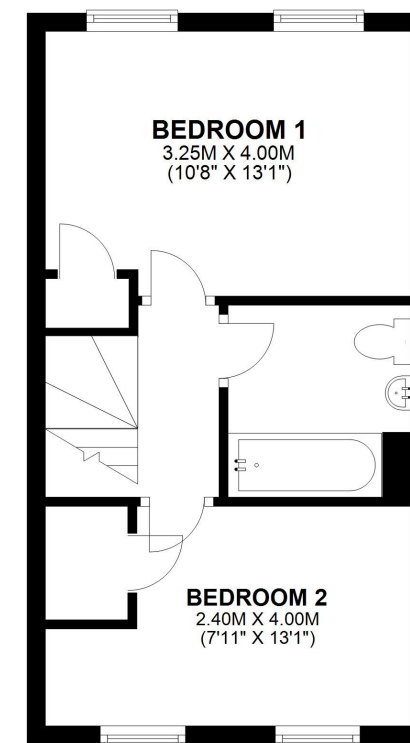
### GROUND FLOOR

APPROX. 30.4 SQ. METRES (327.2 SQ. FEET)



### FIRST FLOOR

APPROX. 30.8 SQ. METRES (331.1 SQ. FEET)



**TOTAL AREA: APPROX. 61.2 SQ. METRES (658.4 SQ. FEET)**

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.







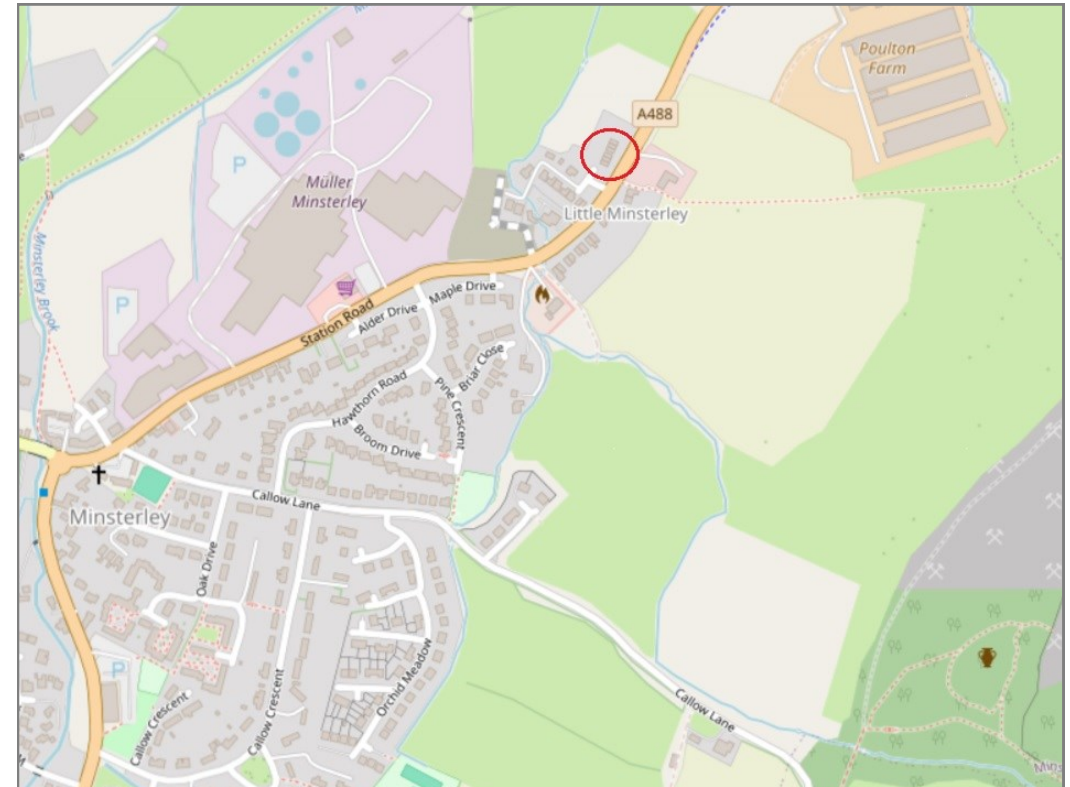
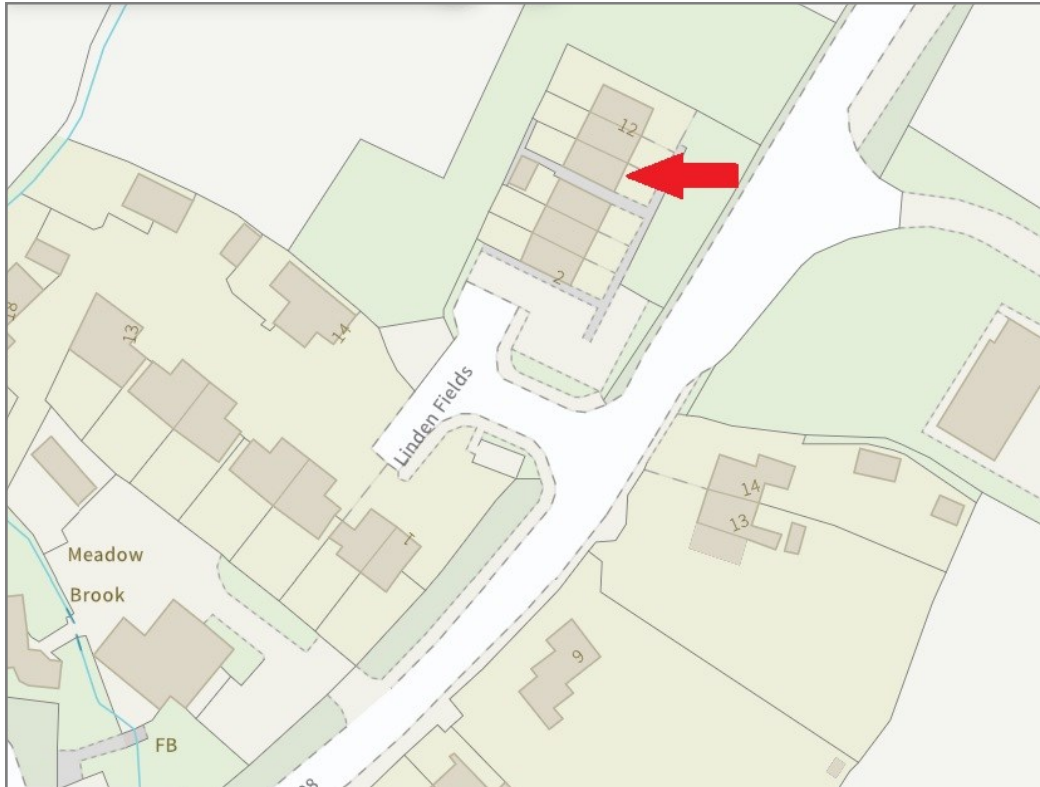




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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band B</b>
Services	<b>Mains water and electricity are connected with septic tank drainage</b>

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



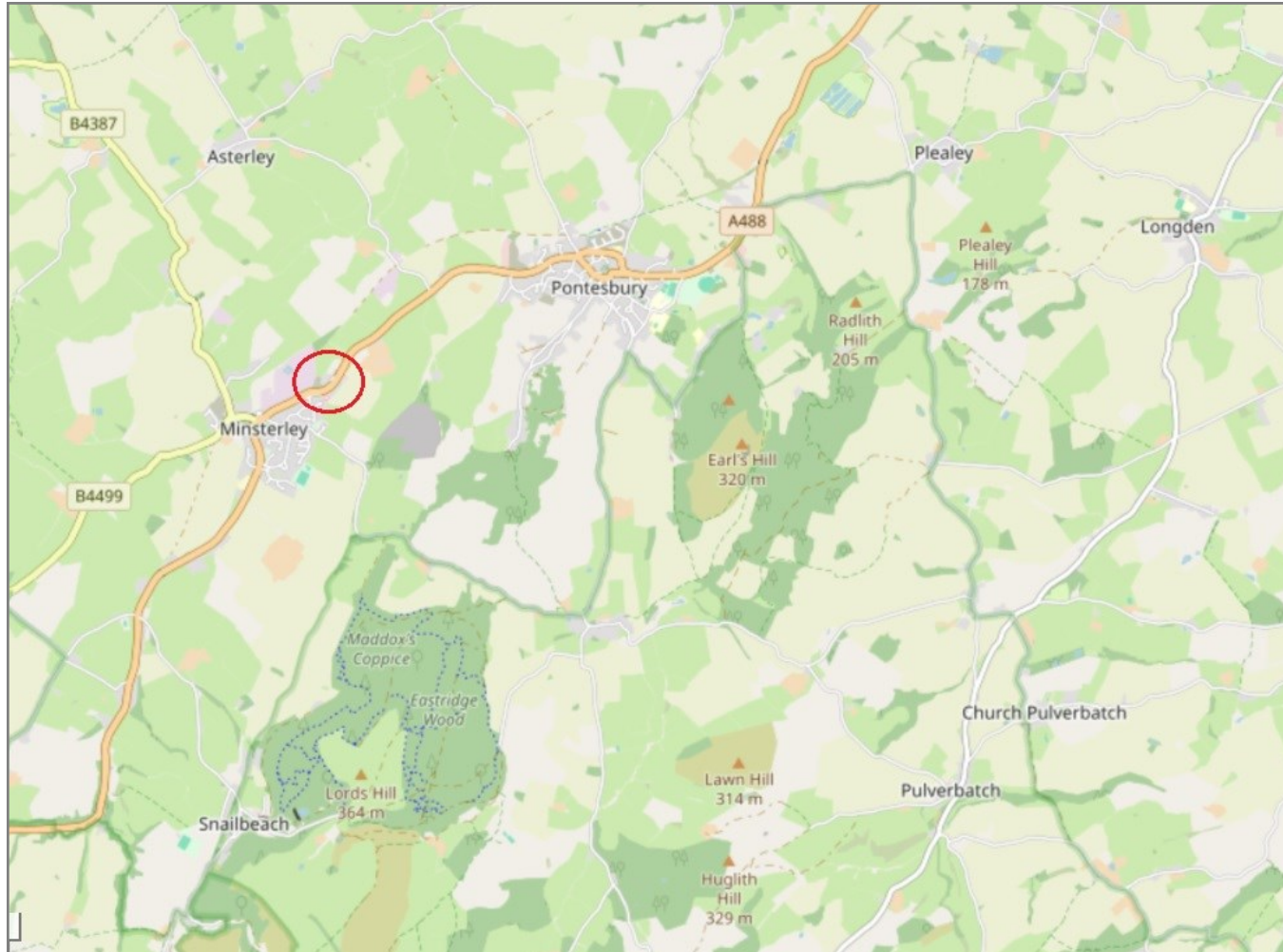
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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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