

# Plot 9 Hall Farm Drive Minsterley Shrewsbury SY5 0AA



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £269,950**

## The features

- IMPRESSIVE SHOW HOME NOW OPEN
- CONTEMPORARY 3 BEDROOM SEMI DETACHED HOUSE
- GOOD SIZED LOUNGE
- 2 FURTHER GENEROUS BEDROOMS AND BATHROOM
- EARLY RESERVATION HIGHLY RECOMMENDED
- PERFECT FOR FAMILY LIVING
- BEAUTIFULLY FITTED KITCHEN WITH APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE AND ENCLOSED REAR GARDEN



\*\*\* BRAND NEW 3 BEDROOM SHOW HOME NOW OPEN \*\*\*

OPEN WEEKEND EVENT - Saturday 6th and Sunday 7th April - great first time buyer and mover up event. Join us for the official opening of The Wesley - 3 bedroom show home.

Open Good Friday, Saturday and Easter Monday.

Stunning rural views to the rear over adjoining farmland on this impressive brand new 3 bedroom semi detached house.

We are delighted to be working with Kendrick Homes in the sale of their fabulous new development Laureate Ley which occupies an enviable position in the heart of this much sought after Village.

Introducing The Wesley - a contemporary 3 bedroom semi detached home, perfect for family living featuring Reception Hall with Cloakroom, good sized Lounge with French doors leading onto the rear garden, Kitchen/ Dining Room with range of integrated appliances, Principal Bedroom with en suite, 2 further generous Bedrooms and family Bathroom.

The property has the benefit of high energy insulation, gas central heating, superfast fibre, provision for EV charger, driveway with parking, garage and enclosed rear garden.

## Property details

### DESCRIPTION

Laureate Leys is a fabulous development of 2, 3 and 4 bedroom homes, perfect for today's modern lifestyle. Built to a high standard of specification by reputable developers Kendrick Homes who are proud of creating a sustainable future for all. Kendrick Homes build with the future in mind, yours and the environment, and incorporate advanced technology and useful energy efficient features wherever possible to keep your home efficient and affordable to run. In addition, they always carefully consider every stage of construction process and work closely with their supply chain to use the most sustainable materials possible. When building new homes they endeavour to enrich the environment and foster growth in the local community.

Each home has a predicted energy efficiency rating B. 10 YEAR NHBC WARRANTY

The homes have been beautifully designed and where applicable, subject to build stage, offer buyers a choice to personalise their home from their range of contemporary Kitchens, tiling, flooring and finishes - please see the Sales Advisor for details.

The Show Home is available for viewing each Thursday to Monday between 10.00am and 4.00pm with no appointment necessary. For viewings on a Tuesday and Wednesday please contact 01743 361422 for a personal appointment.

### NOTE

The images shown are of the Show Home and for illustration purposes only.

We are advised there is an annual service charge of £291.00 for the upkeep of the communal landscaping. We would recommend this is verified during pre-contract enquiries.

### LOCATION

Laureate Leys occupies an enviable location in the heart of this much sought after, self sufficient Village which lies just under 10 miles to the South of the medieval County Town of Shrewsbury and just 6 miles from the Welsh Border and is surrounded by beautiful countryside. Village amenities include a primary school, with bus service to the nearby secondary school at Pontesbury, filling station with adjacent Co-op store, range of takeaways, veterinary surgery, public house and active Parish Hall which is thought to be one of the largest in the County and venue for the local annual Eisteddfod event. Minsterley is just on the edge of the Stiperstones National Nature Reserve which forms part of the sprawling Shropshire Hills area of Outstanding Natural Beauty. A distinctive quartzite rocky ridge is at the heart of the area and the heathery moors and trails are perfect for walking, cycling and nature spotting.

### DIRECTIONS

From the County Town of Shrewsbury proceed South on the A488 passing through the villages of Hanwood and Pontesbury. On entering Minsterley proceed to the island taking the right hand turn and continue along Leigh Road, passing over the mini island where after a short distance you will find Laureate Leys on the right hand side.

### RECEPTION HALL

Covered entrance with composite door opening to

### RECEPTION HALL

having useful under stairs store, radiator.

### CLOAKROOM

With WC and wash hand basin. Radiator.

### LOUNGE

A lovely spacious room naturally well lit by window and French doors which open onto the rear garden. Media points, radiator.

### KITCHEN/DINING ROOM

Attractively fitted with contemporary range of units comprising cupboards and drawers with integrated appliances including oven, hob, extractor, dishwasher and fridge freezer. Ample space for Dining table, window to the front, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to FIRST FLOOR LANDING with access to roof space and Linen storage cupboard

### PRINCIPAL BEDROOM

A good double room with window to the rear elevation, media point, radiator.

### ENSUITE SHOWER ROOM

With shower cubicle fitted with shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

### BEDROOM 2

Another generous double room with window to the front elevation, radiator.

### BEDROOM 3

With window overlooking the rear, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath, wash hand basin and WC.. Complementary tiled surrounds, heated towel rail, window to the front.

### OUTSIDE

The property is located on the edge of the development approached over driveway with parking and leading to the GARAGE. Side pedestrian access to the enclosed Rear Garden

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

Due to being New Build the Council Tax Banding has not yet been allocated.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

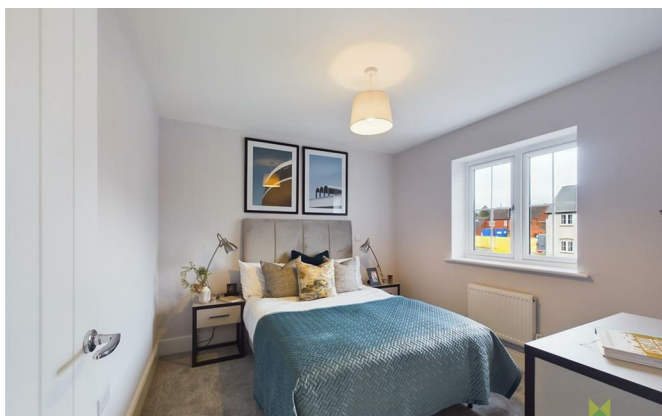
#### NEED TO CONTACT US

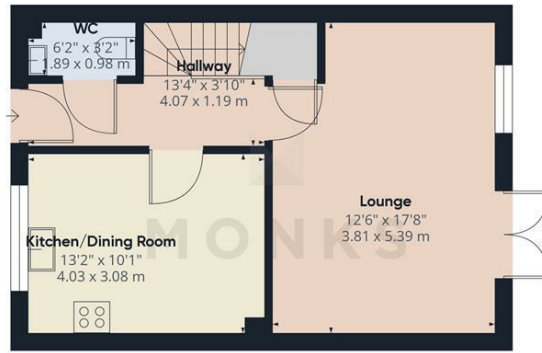
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



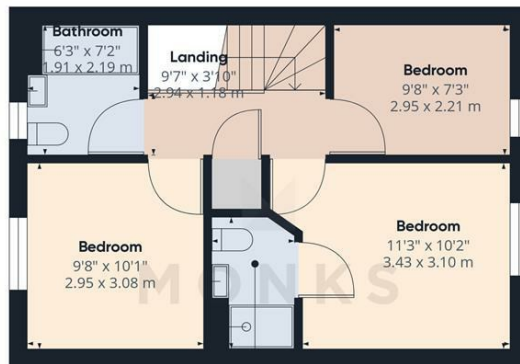
## Plot 9 Hall Farm Drive, Minsterley, Shrewsbury, SY5 0AA.

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Floor 0



**Bathroom**  
4'8" x 7'2"  
1.43 x 2.21 m

Floor 1

Approximate total area<sup>®</sup>  
861.91 ft<sup>2</sup>  
80.07 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Judy Bourne

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## Get in touch

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Email. info@monks.co.uk  
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## Shrewsbury office


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## We're available 7 days a week


HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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