

Hall Cottage Leigh Road Minsterley Shrewsbury SY5 0FR



3 Bedroom House - Detached
Offers In The Region Of £319,995

The features

- ATTRACTIVE DOUBLE FRONTED DETACHED HOUSE
- IDEAL FAMILY HOME AND NEWLY RE-FURBISHED
- LARGE RE-FITTED KITCHEN AND UTILTY ROOM
- CHAIN FREE
- GOOD SIZED LOUNGE AND DINING ROOM
- 3 DOUBLE BEDROOMS AND RE-FITTED FAMILY BATHROOM
- NO UPWARD CHAIN
- EPC RATING C
- PARKING AND GARAGE
- VIEWING HIGHLY RECOMMENDED



*** NEWLY REFURBISHED, DOUBLE FRONTED FAMILY HOME *** **CHAIN FREE**

An attractive, double fronted, period home with newly fitted Kitchen, Utility, Bathroom and central heating boiler, and offering great space, ideal for a growing family or those who love to entertain.

Occupying an enviable position on the edge of this much sought after self sufficient village, ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining/Family Room, Kitchen/Breakfast Room, Utility, 3 double Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, parking, newly built Garage and enclosed Rear Garden.

Offered for sale with no upward chain, viewing highly recommended.

Property details

LOCATION

The property 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 Eistedffod 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.

RECEPTION HALL

Double glazed entrance door opening to Reception Hall with staircase to First Floor Landing and off which lead

LOUNGE

A good sized room with windows to the front and side. Wooden fire surround with marble hearth and inset, media point, radiator.

INNER HALL

With useful under stairs storage cupboard and opening to Kitchen.

DINING/FAMILY ROOM

A great multi purpose room with window to the front. Feature brick chimney breast with space for log burner, radiator. Opening to

KITCHEN/BREAKFAST ROOM

Newly fitted with contemporary range of soft grey fronted shaker style units incorporating one and half bowl undermount sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having integrated dishwasher and fridge freezer both with matching fascia panels. Inset hob with extractor hood over and oven and grill beneath and matching range of eye level wall units. Tiled flooring, window overlooking the garden, radiator.

LARGE UTILITY ROOM

having sealed unit double glazed sliding doors opening onto the rear garden. Newly fitted to complement the Kitchen with single drainer sink set into base cupboard, worksurface extending to the

side with space for washing machine and tumble dryer, continuation of tiled flooring, radiator.

WC

With newly fitted low flush suite.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space and off which lead

BEDROOM 1

An excellent principal room with window to the rear with distant views over the hills, range of fitted wardrobes running the width of one wall, radiator.

BEDROOM 2

Another generous room with window to the front, radiator.

BEDROOM 3

Another double room with window to the front and range of fitted mirror fronted wardrobes, radiator.

FAMILY BATHROOM

Newly fitted with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, radiator. Airing Cupboard and window to the rear.

OUTSIDE

The property is approached over gravelled hardstanding area which provides parking for two cars. The Front Garden is laid to lawn with flower and shrub beds. The Rear Garden is laid to an attractive resin sun terrace which is bordered by lawn, side access leads around to an additional garden area tucked away behind the Garage and offering a good level of privacy.

Access over driveway with parking and leading to the Garage.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

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](https://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.

NOTE

We are advised there is an annual contribution for the upkeep of the communal landscaping of approximately £200. We would recommend this is verified during pre-contract enquiries.





MONKS



Hall Cottage Leigh Road, Minsterley, Shrewsbury, SY5 0FR.

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Approximate total area[®]
1377.22 ft²
127.95 m²



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.

GIRAFFE360



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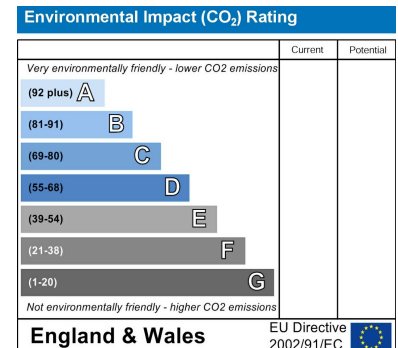
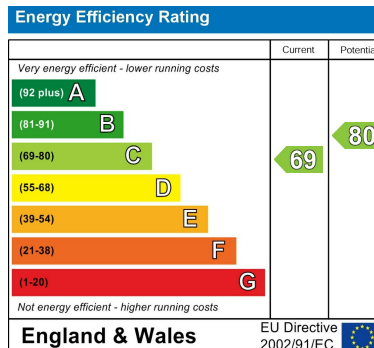
Shrewsbury office

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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



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.
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