

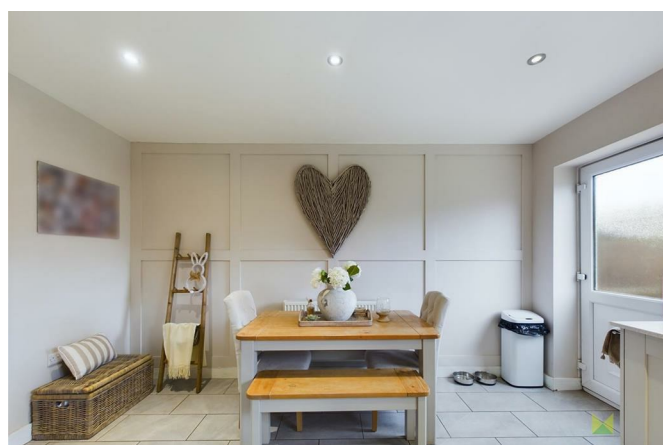
35 Orchid Meadow Minsterley Shrewsbury SY5 0FB



2 Bedroom House - Semi-Detached
Offers In The Region Of £210,000

The features

- IMMACULATLY PRESENTED, 2 BEDROOM SEMI DETACHED HOUSE
- GOOD SIZED LOUNGE
- 2 DOUBLE BEDROOMS, BATHROOM AND CLOAKROOM
- DRIVEWAY WITH PARKING AND REAR GARDEN WITH LOVELY OUTLOOKS
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE LOCATION WITH LOVELY RURAL VIEWS OVER FARMLAND
- ATTRACTIVELY FITTED KITCHEN/DINING ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- IDEAL FOR FIRST TIME BUYER
- EPC RATING B



*** LOVELY OPEN VIEWS TO THE REAR ***

An attractively presented, deceptively spacious 2 bedroom semi detached house which is bordered to the rear by open farmland with lovely rural aspect.

Occupying an enviable position in this popular South Shropshire village ideal for commuters with ease of access to Shrewsbury and the A5/M54 motorway network.

The accommodation briefly comprises good sized Lounge, attractive and spacious Kitchen/Dining Room, 2 double Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and good sized enclosed rear garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in this much sought after and self sufficient village of Minsterley with excellent facilities on hand including primary school, general store/filling station, takeaway's, public house, church and lovely countryside walks. Being a short drive from nearby Pontesbury and the A5/M54 motorway network and Town Centre.

LOUNGE

Covered entrance with door opening to the good sized Lounge with window to the front, wooden effect flooring, radiator.

EXCELLENT KITCHEN/DINING ROOM

A good sized room attractively fitted with range of soft grey fronted shaker style units incorporating undermount sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid work surface over and having integrated washing machine beneath. Inset 4 ring hob with extractor hood over and oven and grill beneath and integrated fridge freezer with matching fascia panels. Range of eye level wall units, recessed ceiling lights, window and door to the garden. Dining Area with ample space for table and decorative wood panelling to one wall. Tiled flooring throughout, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, radiator.

FIRST FLOOR LANDING

Staircase leads to First Floor Landing with access to roof space and off which lead

BEDROOM 1

With window overlooking the rear with lovely rural aspect over adjoining farmland. Triple fitted wardrobe with floor to ceiling mirror fronted wardrobes, media point, radiator.

BEDROOM 2

With two windows to the front, built in storage with hanging rail and shelving, radiator.

BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator.

OUTSIDE

The property is approached over drive way with parking for two cars, gravelled and paved forecourt.

Side pedestrian access to the enclosed Rear Garden which is laid to paved sun terrace and good sized lawn with flower and shrub beds enclosed by wooden fencing and bordered to the rear with lovely rural aspect over adjoining countryside.

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 B- 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 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

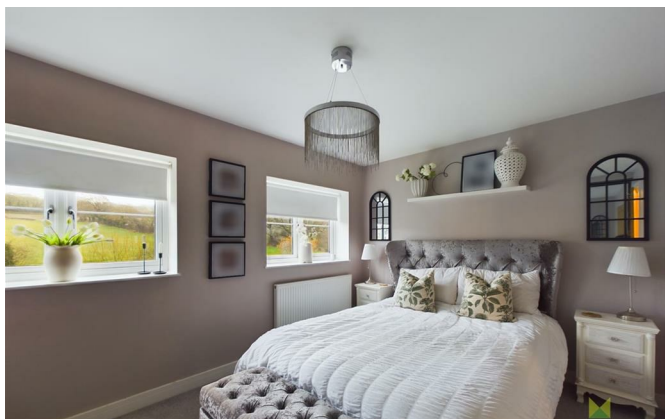
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

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Get in touch

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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) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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