

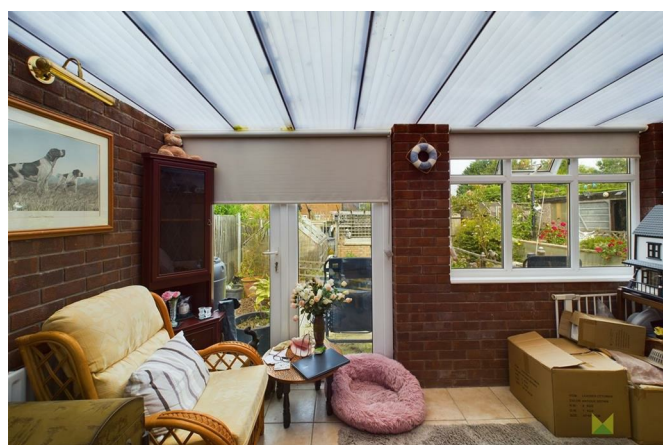
67 Callow Crescent Minsterley Shrewsbury SY5 0DB



3 Bedroom House - Semi-Detached
Offers In The Region Of £235,000

The features

- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- LOUNGE WITH LOG BURNER, CONSERVATORY
- 3 GENEROUS SIZED BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED
- ENVIABLE VILLAGE LOCATION WITH AMENITIES
- KITCHEN/DINING ROOM, UTILITY AND CLOAKROOM
- DRIVEWAY WITH AMPLE PARKING
- PERFECT FOR A GROWING FAMILY
- EPC E



***** ENVIABLE VILLAGE LOCATION *****

An opportunity to purchase this mature, 3 bedroom, double fronted semi detached house - perfect for a growing family.

Occupying an enviable position on the edge of this popular South Shropshire village which has excellent facilities on hand and provides ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, Sun Room, Utility, Cloakroom, 3 Bedrooms and Bathroom.

The property has the benefit of oil central heating, double glazing, driveway with ample parking and gardens to the front and rear.

Viewing 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.

ENTRANCE PORCH/ENTRANCE HALL

with door to hall.

LOUNGE

A good sized room having window to the front, fireplace housing cast iron log burner, media point, radiator. Sliding patio doors to

SUN ROOM

having tiled floor, double opening French doors to the garden, radiator.

KITCHEN/DINING ROOM

A through room with windows to the front and rear. Comprehensively fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, inset 4 ring hob with extractor hood over and eye level double oven and grill with cupboards above and below. Tiled surrounds and range of eye level wall units, breakfast bar area and space for dining table. Radiator, tiled flooring.

UTILITY ROOM

with space for appliances, window to the side.

CLOAKROOM

having WC and wash hand basin, oil central heating boiler. Window to the front.

USEFUL GARDEN ROOM/STORE

with door leading to the garden.

FIRST FLOOR LANDING

From the Entrance, staircase leads to the First Floor Landing with window to the rear.

BEDROOM 1

having window to the rear, fitted triple wardrobe with floor to ceiling mirrored sliding doors, wooden effect flooring, radiator.

BEDROOM 2

with window to the front, wooden effect flooring, radiator.

BEDROOM 3

with window to the rear, fitted wardrobes and storage, wooden effect flooring, radiator.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over driveway with parking for numerous vehicles. The Front has been laid for ease of maintenance to gravelled beds and is screened by mature hedging. Side gate leads through to the covered terrace area, which is perfect for those who love to entertain outdoors and leads around to the Garden which is laid to paved and gravelled areas with ornamental garden pond.

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 mains 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 'My Simple Mortgage' 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

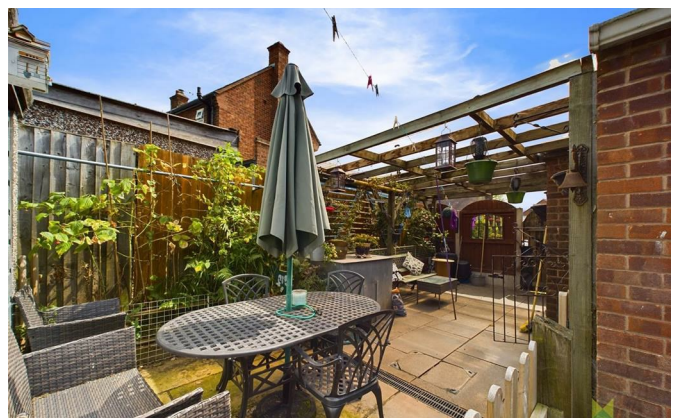
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

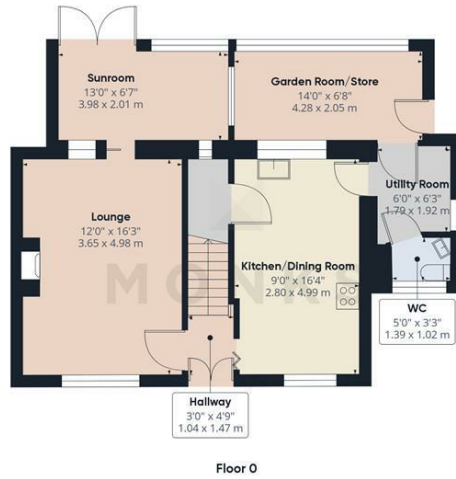
NEED TO CONTACT US

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.

67 Callow Crescent, Minsterley, Shrewsbury, SY5 0DB.

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Approximate total area^m
1014.5 ft²
94.25 m²



(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.

GIRAFFE360



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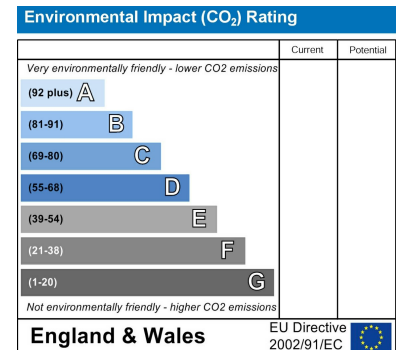
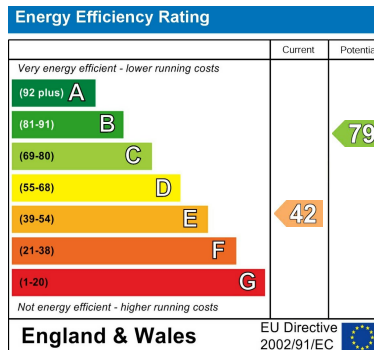
Shrewsbury office

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Shrewsbury, Shropshire, SY1

We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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- 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.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.