

# Hall Farm Drive Minsterley Shrewsbury SY5 0AA



3 Bedroom House - Semi-Detached  
£259,500

## The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- BUILT BY AWARD WINNING DEVELOPER KENDRICK HOMES
- RECEPTION HALL WITH CLOAKROOM
- LOVELY AND LIGHT THROUGH LOUNGE
- FAMILY DINING KITCHEN WITH APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY AND EXCELLENT REAR GARDEN
- VIEWING ESSENTIAL



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

An impressive, double fronted, 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 Plox Green - A fabulous double fronted 3 bedroom semi detached home affording practical and spacious accommodation. Reception Hall with Cloakroom, lovely light through Lounge, Kitchen/Dining Room with appliances, Principal Bedroom with en suite, 2 further good sized 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, and enclosed rear garden.

TO BOOK YOUR VIEWING CALL MONKS - 01743 361422

Early reservation highly recommended.

## 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 the spacious and inviting Reception Hall. Radiator.

### CLOAKROOM

With WC and wash hand basin, radiator.

### IMPRESSIVE THROUGH LOUNGE

A lovely through room, naturally well lit with windows to the front and double opening French doors leading to the garden. Media points.

### KITCHEN/DINING ROOM

Again a lovely dual aspect room with window to the front and side, perfect for those who love to dine alfresco. Comprehensively fitted with contemporary range of units comprising cupboards and drawers with integrated appliances including oven, hob, extractor, dishwasher, washing machine and fridge freezer, window to the front, radiator. Ample space for dining furniture.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space.

### BEDROOM 1

An excellent sized Principal room with window to the front and side . Radiator.

### EN SUITE SHOWER ROOM

Fitted with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail. Window to the rear.

### BEDROOM 2

Another generous sized room with window to the front, radiator.

### BEDROOM 3

Having window to the side, radiator.

### BATHROOM

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

### OUTSIDE

The property is located on the edge of the development approached over driveway with parking. 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

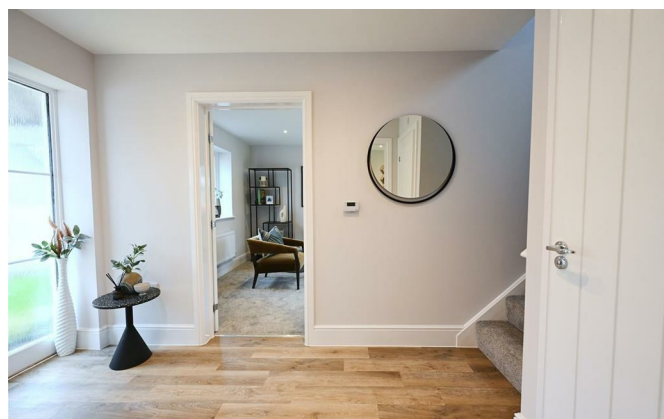
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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.

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

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# The Ploxgreen

3 bedroom home ~ Plots 2, 18, 19 & 25 (semi-detached)

## Ground floor

### Lounge

5021 x 3250mm (16'6" x 10'8")

### Dining

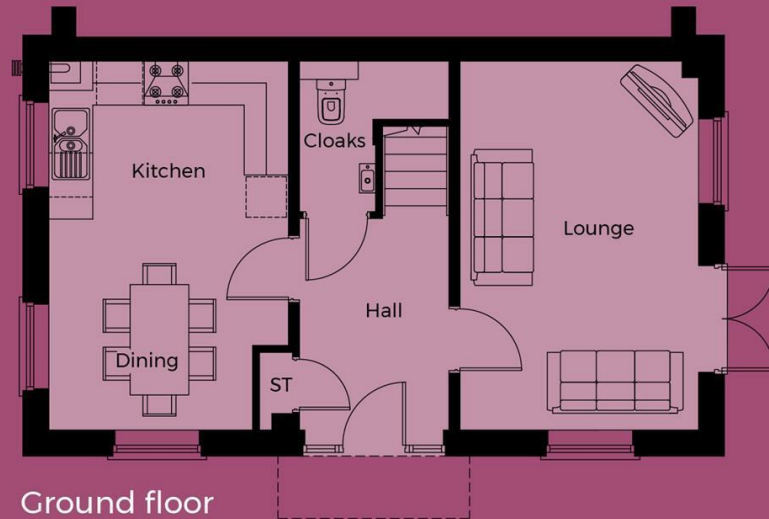
3262 x 2871mm (10'9" x 9'5")

### Kitchen

3262 x 2150mm (10'9" x 7'1")

### Cloak Room

2050 x 1038mm (6'9" x 3'5")



## Judy Bourne

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## Get in touch

Call. 01743 361422

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Click. www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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