

8 Station View Minsterley Shrewsbury SY5 0BQ



3 Bedroom House - Semi-Detached
By Auction £155,000

The features

- CHARACTERFUL DOUBLE FRONTED COTTAGE
- MUCH SOUGHT AFTER SELF SUFFICIENT VILLAGE
- SPACIOUS KITCHEN/BREAKFAST ROOM
- BUYERS FEES APPLY
- THE MODERN METHOD OF AUCTION
- WEALTH OF ORIGINAL FEATURES
- LOUNGE/DINING ROOM WITH FEATURE FIREPLACE WITH LOG BURNER
- 3 BEDROOMS AND BATHROOM
- SUBJECT TO RESERVE PRICE
- EPC RATING D



***** THIS PROPERTY IS FOR SALE BY THE MODERN METHOD OF AUCTION*****

***** CHARMING COTTAGE WITH WEALTH OF CHARACTER *****

An excellent opportunity to purchase this charming, double fronted 3 bedroom semi detached cottage which has a wealth of charm and character including exposed ceiling beams, original bread oven and feature fireplace with log burner.

Set in the heart of this self sufficient South Shropshire village with good amenities including general store, church, public house/restaurant, filling station and beautiful countryside walks with the Stiperstones being a short drive away.

The accommodation briefly comprises Lounge/Dining Room with feature fireplace, Kitchen/Breakfast Room, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and 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/DINING ROOM

Sealed unit double glazed entrance door opens to the spacious Lounge/Dining Room which is a charming and characterful room, naturally well lit from two windows overlooking the front. Feature brick inglenook fireplace housing cast iron log burner set onto hearth, exposed ceiling timbers, media point, two radiators. Useful under stairs storage cupboard. Wooden and latched door to

KITCHEN/BREAKFAST ROOM

Again a lovely light room having windows to two elevations and glazed stable style door leading to the garden. The Kitchen is fitted with a range of cream fronted shaker style units incorporating ceramic sink with mixer tap set into base cupboard. Further range of cupboards and drawers with work surfaces over, slot in cooker with wall mounted extractor hood over. Range of matching eye level units with tiled surrounds. Arched recess with shelving and original bread oven, space for dining table. Radiator.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with Airing Cupboard and off which lead

BEDROOM 1

with window overlooking the front, chimney breast with recesses to either side fitted with double wardrobes each having wooden and braced doors, wooden effect flooring, radiator. Exposed ceiling timbers.

BEDROOM 2

A generous sized room again having window to the front, exposed ceiling beam and storage cupboard with wooden and braced door. Radiator.

BEDROOM 3/HOME OFFICE

with window to the side, built in double wardrobe with wooden and braced door, radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is approached over gravelled driveway which provides parking for up to 3 cars and is enclosed with picket style fencing, raised flower and shrub beds. Gate giving access to the enclosed Rear Garden with crazy paved patio area adjacent to the house, ideal for outdoor dining and steps leading up to the raised garden which is laid to lawn with well stocked flower, shrub and herbaceous beds. Enclosed with wooden fencing, small garden storage shed.

GENERAL INFORMATION

MODERN METHOD OF AUCTION

***** AUCTION ENDS 12:00 ON 10th DECEMBER *****

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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

As taken from the Gov.uk website we are advised the property is in Band A - 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.

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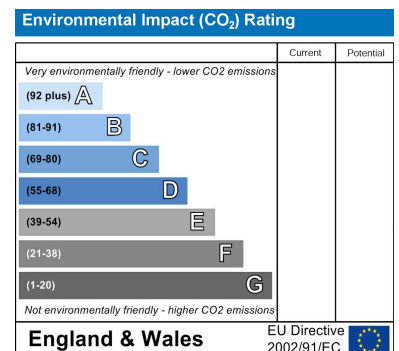
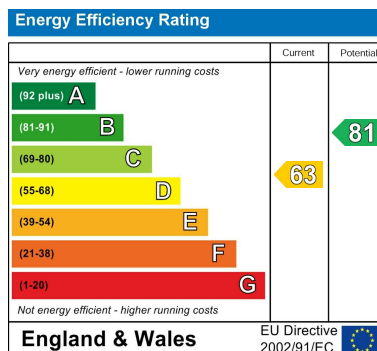
Shrewsbury office

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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



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