



**MONKS**

**5 Longfield Terrace**  
**Minsterley Shrewsbury**  
**SY5 0LL**

4 bedroom House - Semi-  
Detached property  
Offers in the region of £345,000







\*\*\* BEAUTIFULLY PRESENTED HOME WITH LOVELY RURAL ASPECT \*\*\*\*

An excellent opportunity to purchase this deceptively spacious, 4 bedroom semi detached house which has been much improved by the current owners and is finished to a high standard of specification - perfect for today's modern lifestyle for a growing family, work from home or those who love to entertain.

Set in a large garden which is bordered by open fields with a lovely rural aspect on the edge of this popular South Shropshire village. Minsterley boasts an excellent range of amenities including primary school, bus service to local secondary schools and ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated, briefly comprises Reception Hall with Cloakroom, Lounge with feature log burner, Dining/Family Room, attractively fitted Kitchen/Breakfast Room, large Utility, 4 Bedrooms and well appointed family Bathroom.

The property has the benefit of central heating, newly fitted double glazed windows, driveway with ample parking for numerous vehicles, large Garage/Workshop and excellent sized garden bordered by open farmland.

Viewing essential.

5 Longfield Terrace  
Minsterley Shrewsbury  
SY5 0LL





#### 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.

#### RECEPTION HALL

Composite entrance door opens to Reception Hall with window to the front, wooden effect flooring, radiator.

#### CLOAKROOM

fitted with suite comprising WC and wash hand basin set into concealed vanity with storage. Tiled surrounds and flooring, radiator, window to the front.

#### LOUNGE

A generous sized room with window to the front, chimney breast housing cast iron log burner, media point, radiator. Opening to

#### DINING/FAMILY ROOM

with sliding patio doors opening onto the rear garden, radiator.

#### KITCHEN/BREAKFAST ROOM

Attractively fitted with range of a bespoke and contemporary soft grey fronted shaker style units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with solid wood work surfaces over and having integrated dishwasher with fascia panel. Recess housing cooking range with extractor hood over and tiled surrounds with matching range of eye level units over incorporating open fronted display shelving, space for American style fridge freezer. Ample space for dining table, dresser etc, wooden floor covering, radiator, window overlooking the rear.

#### UTILITY/BOOT ROOM

A generous sized room having worksurface with space beneath for appliances, useful understairs storage cupboard, radiator. Window and door to the side.

#### FIRST FLOOR LANDING

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

#### BEDROOM 1

A large double room with window to the rear with lovely rural aspect over the garden and open farmland beyond with views up to the hills, radiator.

#### BEDROOM 2

another generous double room with window to the rear with views, radiator.

#### BEDROOM 3

with window to the front, radiator

#### BEDROOM 4

with window to the front, radiator.

#### FAMILY BATHROOM

A well appointed room, beautifully fitted with suite comprising free standing roll top bath set onto claw feet with mixer taps, large walk in fully tiled shower cubicle with direct mixer unit, wash hand basin set into wooden wash stand with storage and WC. Complementary tiled surrounds, underfloor heating, heated towel rail and window to the side.

#### OUTSIDE

The property is set back from the road and approached over electric operated double opening gates and additional pedestrian gate, over the large driveway which provides ample parking and hardstanding for numerous vehicles. Shaped lawn with shrub beds and enclosed from the road with brick walling. Side driveway leads to the large GARAGE/WORKSHOP with up and over door, power and lighting.

The Rear Garden is a particular feature of the property, immediately adjacent to the Dining/Family Room is a covered seating/dining area - perfect for those who love to dine alfresco, raised flower and shrub bed divide to the good sized lawn which extends to an additional covered seating/terrace area with space for hot tub and adjacent barked play area - the ideal spot to sit and watch the sun set. Enclosed with wooden fencing and bordered by open farmland with lovely rural aspect.

#### 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**

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



## Judy Bourne

Director at Monks

Judy@monks.co.uk

## Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

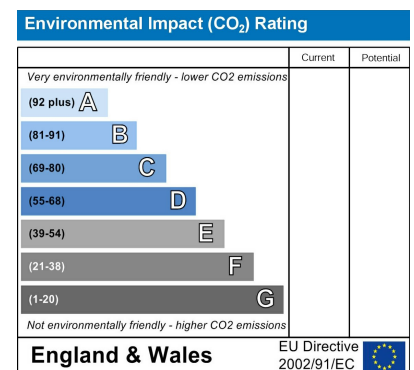
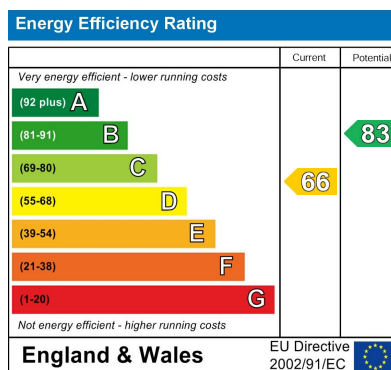
## Shrewsbury office

10a-11 Shoplatch, Shrewsbury,  
 Shropshire, SY1 1HL

## 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.
- 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.