

# 11 Callow Crescent Minsterley Shrewsbury SY5 0BY



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

## The features

- SET IN GOOD SIZED GARDEN WITH LOVELY OPEN ASPECT
- ENVIABLE VILLAGE LOCATION WITH EXCELLENT FACILITIES
- 2 BEDROOMS AND BATHROOM
- LARGE REAR GARDEN WITH SUMMERHOUSE
- EPC RATING D
- TWO BEDROOM SEMI DETACHED BUNGALOW
- RECEPTION HALL, LOUNGE, KITCHEN/BREAKFAST ROOM
- PERFECT FOR THOSE LOOKING TO DOWNSIZE OR FIRST TIME BUYERS
- VIEWING RECOMMENDED.



### \*\*\* 2 BEDROOM BUNGALOW WITH GOOD SIZED GARDEN \*\*\*

An excellent opportunity to purchase this mature 2 bedroom semi detached bungalow set in large garden, with lovely open aspect towards the hills.

Occupying an enviable position in this popular and self sufficient village with a good range of amenities and for commuters ease of access to the A5/M54 motorway network.

With scope for extension if required, and subject to the necessary consents, the accommodation briefly comprises Reception Hall, Lounge, Kitchen/Breakfast Room, 2 Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, excellent sized garden with Summerhouse.

Viewing highly recommended and offered for sale with no upward chain.

## 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.

### RECEPTION HALL

Covered entrance with wooden and glazed door to Reception Hall. Wooden effect flooring, radiator.

### LOUNGE

with window overlooking the front, brick fireplace with ornamental fire, media point, radiator.

### KITCHEN/BREAKFAST ROOM

fitted with range of units incorporating single drainer sink with mixer taps set into base cupboard, further range of base units comprising cupboards and drawers with work surfaces over and having space for appliances. Range of eye level units, ample space for breakfast table and large walk in pantry cupboard. Window with aspect over the garden and door to the side. Radiator.

### BEDROOM 1

A generous double room with window to the front, radiator.

### BEDROOM 2

Another double room with window to the rear with aspect over the garden, radiator.

### BATHROOM

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

### OUTSIDE

The property occupies an enviable position tucked away in a quiet location, approached over pathway which is flanked by lawn to either side with flower and shrub beds and screened with hedging. The Rear Garden is a particular feature being laid extensively to lawn again with flower and shrub beds from which there are lovely aspects over farmland and hills. Good sized Summerhouse - which is perfect for those who love to entertain or hobbies room.

PARKING - There is on street parking a mere 60 yards walk from the property.

### 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 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

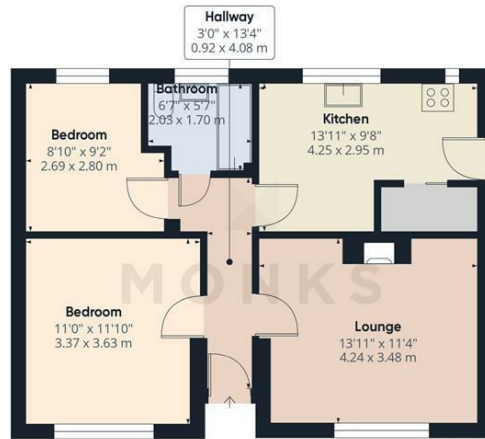
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



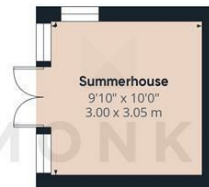
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Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>®</sup>  
677.06 ft<sup>2</sup>  
62.9 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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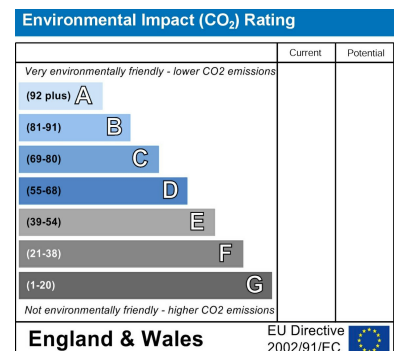
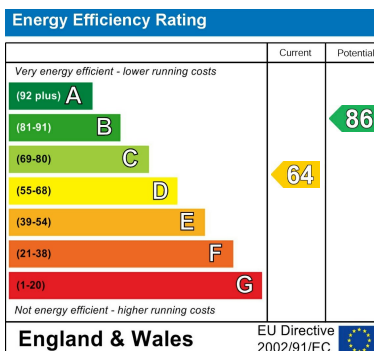
## Shrewsbury office

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



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- 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.

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