

# Newington Plox Green Road Minsterley Shrewsbury SY5 0HS



2 Bedroom Bungalow - Semi Detached  
Offers In The Region Of £259,500

## The features

- SPACIOUS 2 BEDROOM SEMI DETACHED BUNGALOW
- GOOD SIZED LOUNGE, DINING ROOM AND KITCHEN
- GOOD SIZED GARDENS BORDERED BY FARMLAND
- CLOSE TO AMENITIES AND IDEAL FOR COMMUTERS
- EPC RATING D
- ENVIABLE EDGE OF VILLAGE LOCATION
- 2 DOUBLE BEDROOMS AND BATHROOM
- DRIVEWAY WITH AMPLE PARKING
- VIEWING RECOMMENDED



**\*\* WELL PROPORTIONED SEMI DETACHED BUNGALOW - ENVIABLE VILLAGE \*\***

**An excellent opportunity to purchase this spacious 2 bedroom semi detached bungalow, perfect for those looking to downsize.**

**Occupying an enviable position on the edge of this popular self sufficient village and ideal for commuters with ease off access to the A5/M54 motorway network.**

**The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, 2 double Bedrooms and Bathroom.**

**The property has the added benefit of gas central heating, double glazing, large garden and driveway with ample parking.**

**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.

### **RECEPTION HALL**

Entrance door with glazed side screens to Reception Hall, radiator, off which lead

### **LOUNGE**

with bow window to the front, wooden fire surround with living flame gas fire, media point, radiator.

### **KITCHEN**

with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, space for appliances and range of eye level wall units. Recessed ceiling lights, radiator, wooden effect flooring and window and door to the rear. Opening to

### **DINING ROOM**

with window overlooking the garden, radiator.

### **BEDROOM 1**

with bow window to the front, radiator.

### **BEDROOM 2**

radiator.

### **BATHROOM**

with suite comprising panelled bath with shower unit over, wash hand basin set into vanity with storage, WC. Complementary tiled surrounds, radiator, window to the side.

### **OUTSIDE**

The property is set back from the road approached over driveway providing ample parking, shaped lawn with flower and shrub beds. The Rear Garden is of a good size, laid extensively to lawn with paved and gravelled seating areas with well stocked flower, shrub and herbaceous beds and enclosed with hedging and specimen trees. Large workshop/store and timber garden storage shed.

### **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 mains electric, water and drainage are connected with gas fired central heating.

#### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band 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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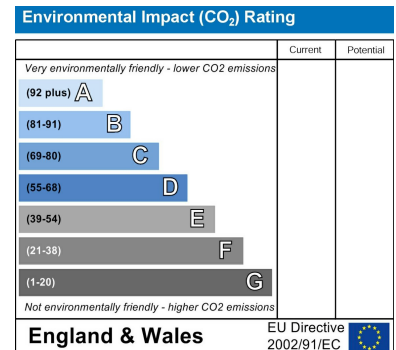
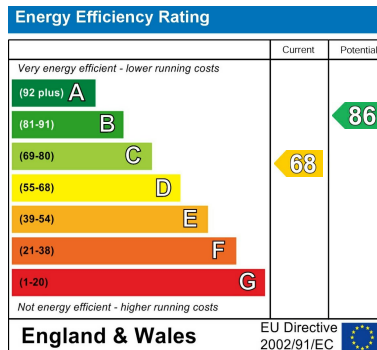
**Shrewsbury office**

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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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