



31 Callow Lane, Minsterley, Shrewsbury, Shropshire, SY5 0DF

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Offers In The Region Of £244,950

Viewing: strictly by appointment through the agent

This is a spacious and well presented two double bedroom detached bungalow being offered for sale with NO UPWARD CHAIN. The property is located within this favoured village location within close proximity to neighbouring village of Pontesbury and is well placed for easy access to the medieval town of Shrewsbury and local bypass linking up to the M54 motorway network. Viewing is recommended by the agent. The accommodation briefly comprises of the following: Lounge, contemporary re-fitted kitchen/diner, inner hallway, two double bedroom, re-fitted shower room, front and rear enclosed gardens, good sized driveway, carport, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following:

Upvc double glazed entrance door gives access to:

Contemporary re-fitted kitchen/diner

13'9 x 10'7

And comprises: a range of contemporary eye level and base units with built-in cupboards and drawers, stylish fitted worktops with inset ceramic sink with mixer tap over, free standing stainless steel finished range style cooker with five ring gas hob and cooker canopy over, free standing fridge surrounded by drawers and cupboards one of which being a pull out larder style cupboard, two upvc double glazed windows, wood effect flooring, radiator, LED spotlights to ceiling.

Wooden framed glazed door from kitchen/diner giving access to:

Inner hallway

Having wood effect flooring, linen store cupboard housing gas fired central heating boiler, loft access with pull down ladder.

Wooden framed glazed door from inner hallway gives access to:

Lounge

17'0 x 11'10

Having upvc double glazed window to front, radiator, living flamed coal effect gas fire set to marble style hearth with matching mantel, wall light points, coving to ceiling, wood effect flooring.

From inner hallway wooden panelled glazed door give access to: Two double bedrooms and wooden door gives access to re-fitted shower room.

Bedroom one

12'10 x 11'9

Having free standing large mirror fronted triple wardrobe, upvc double glazed window to rear, radiator, wood effect flooring.

Bedroom two

10'8 x 9'0

Having upvc double glazed door giving access to rear gardens with upvc double glazed window to side, radiator, wood effect flooring.

Re-fitted shower room

Which comprises: Corner tiled shower cubicle, wall hung wash hand basin, low flush WC, tiled floor, upvc double glazed window to side, heated chrome style towel rail, bathroom cabinet, part tiled to walls.

Outside

To the front of the property there is a low maintenance stoned front garden with inset bushes one of which being a pleasant magnolia, small paved patio area. To the side of this there is a generous tarmac driveway with outside lighting point, cold water tap. This then gives access to carport.

Gated pedestrian access then leads to the property's:

Rear gardens

Having paved patio areas, stoned sections, low rise brick walling, lawned garden, inset shrubs, plants and bushes,, timber garden shed. The rear gardens are enclosed by fencing and hedging.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

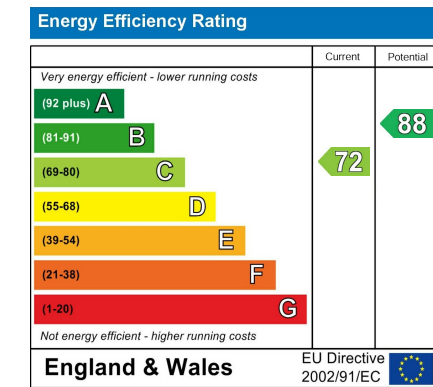
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Disclaimer

Any areas / measurements are approximate only

and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS

