



22 Willow Park, Minsterley, Shrewsbury, Shropshire, SY5 0EH

www.hbshrop.co.uk



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Offers In The Region Of £250,000

Viewing: strictly by appointment through the agent

Occupying a pleasing position, with an outlook towards the Minsterley Brook. This is a spacious, and well proportioned three bedroom detached house. The property boasts three reception rooms, a good size kitchen/breakfast room, master bedroom with en-suite shower room, generous driveway and rear enclosed gardens. Minsterley is a popular village location having good local amenities including petrol station with convenience store, public houses, takeaway outlets, Church etc. The County town of Shrewsbury and local bypass linking up to the M54 motorway network, is readily accessible from the property. Viewing is recommended. The accommodation briefly comprises the following: Reception hallway, cloakroom, lounge, separate dining room, sealed unit double glazed conservatory, kitchen/breakfast room, first floor landing, master bedroom with en-suite shower room, two further bedrooms, family bathroom, front and rear enclosed gardens, generous driveway, garage, sealed unit double glazing, oil fired central heating, pleasing position. The property benefits from a new central heating boiler, new oven and hob, new upstairs carpets and all outside windows and doors have recently been decorated.. Viewing is recommended.

The accommodation in greater detail comprises:

Wooden framed glazed entrance door with glazed window to side gives access to:

Reception hallway

Having wall mounted thermostat control unit, radiator, under-stairs storage cupboard, sealed unit double glazed window to side.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wall mounted wash hand basin, sealed unit double glazed window to side, radiator.

Door from reception hallway gives access to:

Lounge

13'11 x 11'7
Having sealed unit double glazed window to front, coal effect fire set to tiled hearth with fire surround, radiator, coving to ceiling.

Arch from lounge gives access to:

Dining room

13'4 x 10'0
Having radiator, coving to ceiling.

Sliding door from dining room gives access to:

Sealed unit double glazed conservatory

10'6 x 9'4
Having tiled floor, electric heater, sealed unit double glazed windows to rear, sealed unit double glazed French doors giving access to rear gardens, polycarbonated roof.

Door from dining room and wooden framed glazed door from reception hallway gives access to:

Kitchen/breakfast room

17'0 x 7'9
having eye level and base units, glass display cabinets, integrated double oven, four ring electric hob with concealed cooker canopy over, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, sealed unit double glazed window to rear, tiled floor, radiator, corner display unit, stable style door which gives pedestrian access to garage.

From reception hallway stairs rise to:

First floor landing

Having loft access, sealed unit double glazed window to side, airing cupboard with hot water tank cylinder unit.

Doors from first floor landing give access to: Three bedrooms and bathroom.

Bedroom

13'7 max into wardrobe recess x 11'10
Having sealed unit double glazed window to rear, radiator, range of fitted wardrobes.

Door to:

En-suite shower room

Having tiled shower cubicle, pedestal wash hand basin, sealed unit double glazed window to rear, radiator.

Bedroom

12'0 x 9'7
Having sealed unit double glazed window with pleasing aspect to front, radiator, fitted mirror front double wardrobe.

Bedroom

8'9 x 8'4
Having radiator, sealed unit double glazed window with pleasing aspect to front, over-stairs storage cupboard.

Bathroom

Having a three piece coloured suite comprising: panelled bath with shower attachment off taps, pedestal wash hand basin, low flush WC, part tiled tp wall, sealed unit double glazed window to side, radiator.

Outside

To the front of the property is a lawned garden which extends beyond the drive down to Minsterley Brook. Paved pathway gives access to front entrance door.

To the side of this there is a generous tarmacadam driveway which gives access to:

Garage

16'9 x 9'1
Having up and over door, floor mounted oil central heating boiler, glazed window to rear, part glazed door giving access to the rear of property.

Rear gardens

And comprises: paved patio area, lawned garden, mature shrubs and bushes, oil tank, timber garden shed. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage 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 D

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. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

