

43 Ash Lea, Minsterley, Shrewsbury, Shropshire, SY5 0BU

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £200,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position. This is a deceptively spacious, extended and attractive two double bedroom semi-detached house. The property is situated within this favored village location of Minsterley, which lies approx. 10 miles South West of the historic town centre of Shrewsbury. Village amenities include, a Primary School, Bus Service, Petrol Station with Co-op Store, a range of take-away outlets and Public Houses. Viewing is highly recommended.

The accommodation briefly comprises, the following: Entrance hallway, lounge, re-fitted kitchen, separate dining room, first floor landing, two double bedrooms, bathroom, generous driveway, rear enclosed garden, uPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over. uPVC double glazed entrance door gives access to:

Entrance hallway

Having uPVC double glazed window to front, radiator, telephone point, wall-mounted thermostat control unit. Door from entrance hallway gives access to:

Lounge

14'8 x 10'6

Having two uPVC double glazed windows to front, wood effect flooring, radiator, large under-stairs storage, coving to ceiling. Door from lounge gives access to:

Re-fitted kitchen

13'10 x 8'11

Having a range of replaced eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with cooker canopy over (SPACE for further appliances), fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor. Square arch from kitchen gives access to:

Dining room

12'2 x 5'10

Having tiled floor, uPVC double glazed French doors giving access to the rear garden, uPVC double glazed window to rear, radiator.

From entrance hallway stairs rise to:

First floor landing

Having uPVC double glazed window to side, loft access, coving to ceiling. Doors from first floor landing give access to two double bedrooms and bathroom.

Bedroom one

13'11 x 10'8 x 11'8

Having uPVC double glazed window to front, radiator, over-stairs storage cupboard / wardrobe.

Bedroom two

12'5 x 7'3

uPVC double glazed window to rear, radiator.

Bathroom

Having a three piece suite comprising P-shaped paneled bath with electric shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, vinyl floor covering, tiled to walls, wall mounted extractor fan, uPVC double glazed window to the rear.

Outside - front

To the front of the property there is a paved low maintenance frontage (providing extra parking if required). To the side of this there is a generous sized tarmac driveway which leads alongside the property providing ample off street parking. Gated access the leads to the rear garden.

Outside - rear

Where there is a large paved patio, timber garden shed, raised beds, paved sun terrace, lawned garden and shrubs. The rear garden is enclosed by fencing.

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

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.

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

