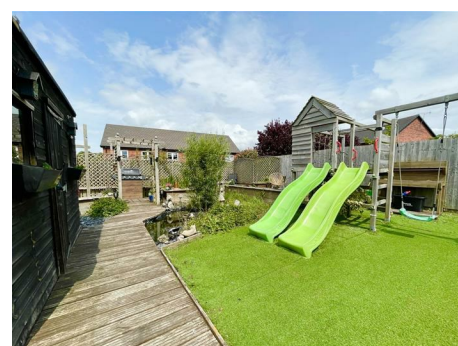


92 Orchid Meadow, Minsterley, Shrewsbury, Shropshire,
SY5 0EB

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 £279,995

Viewing: strictly by appointment
through the agent

Offered For Sale with NO UPWARD CHAIN, is a spacious, well presented and modern three double bedroom detached house, occupying a secluded and pleasing end of cul-de-sac position . The property is situated within this popular village location of Minsterley which lies approximately 10 miles South West of the historic town centre of Shrewsbury. Excellent village amenities include, a Primary School, bus Service, petrol station with Co-op store, a range of take-away outlets and public houses along with beautiful countryside walks. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge, modern kitchen/diner, laundry area, study area, cloakroom, first floor landing, master bedroom with large ensuite shower room, two further good size bedrooms, bathroom, large front gardens, good size rear enclosed landscaped gardens, gas fired central heating, UPVC double glazing, cul-de-sac position. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance hallway

Door from entrance hallway gives access to:

Lounge

15'0 x 11'0

Having UPVC double glazed window to front, radiator, contemporary wall mounted log effect electric fire, wall mounted thermostat heating control panel.

Door from lounge gives access to:

Kitchen/diner

23'6 max x 11'0

And comprises: A range of eye level and bae units with built-in cupboards and drawers, integrated fridge freezer, dishwasher, wine rack, twin ovens, five ring gas hob with stainless steel cooker canopy over, fitted worktops with inset ceramic sink with mixer tap over, two UPVC double glazed windows to rear, UPVC double glazed French doors giving access to rear gardens, vinyl floor covering, recessed spotlights to ceiling, useful understairs storage cupboard, UPVC double glazed door giving access to side of property.

Door from kitchen/diner gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin with mixer tap over, heated chrome style towel rail, wall mounted extractor fan, UPVC double glazed window to side.

Door from kitchen/diner gives access to:

Laundry area

7'10 x 6'5

Having eye level and base units, space for appliances, fitted worktops, tiled splash surround, vinyl floor covering, UPVC double glazed window to side, sliding door gives access to:

Study area

8'9 x 7'10

AGENTS NOTE

The laundry area and study area has been converted by the vendors to create further space for their own personal requirements/needs and no building regulations where obtained.

From entrance hallway stairs rise to:

First floor landing

Having loft access, linen store cupboard housing gas fired central heating boiler.

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

Bedroom one

14'10 x 10'11

Having UPVC double glazed window to front, radiator.

Door gives access to:

Large ensuite shower room

12'2 x 4'4 excluding shower cubicle recess

Having tiled shower cubicle, low flush WC, pedestal wash hand basin with mixer tap over, vinyl floor covering, two UPVC double glazed windows to front, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling

Bedroom two

12'4 x 11'2 max reducing down to 7'9 min

Having UPVC double glazed window with pleasing aspect to rear, radiator.

Bedroom three

10'9 x 7'9

Having UPVC double glazed window to rear, radiator.

Bathroom

Having a modern three piece suite comprising: Panel bath with mixer shower over, glazed shower screen to side, low flush WC, pedestal wash hand basin, shaver point, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling, UPVC double glazed window to side,.

Outside

The property occupies a pleasing end of cul-de-sac position having large lawn front gardens, brick paved driveway. Gated pedestrian side access then leads to the property's:

Landscaped rear gardens

Having paved sun terrace with outside cold tap, stone sections, timber decked pathway, artificial lawn garden, feature garden pond, raised beds with inset shrubs, plants and bushes, two timber garden sheds, outside electricity point. the rear gardens are 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 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	83	93
(81-91) B		
(69-80) C		
(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

