



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.

Having undergone a programme of renovation and improvement throughout, this is an instantly appealing, spacious and beautifully presented four bedroom detached house, occupying a delightful end of cul-de-sac position bordering local farmland. 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 Morrisons Store, a range of take-away outlets and Public Houses. This property has the added benefit of being offered for sale with NO UPWARD CHAIN. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, bay fronted lounge, brand new contemporary refitted kitchen/diner, utility room, UPVC double glazed conservatory, cloakroom, first floor landing, master bedroom with brand new refitted ensuite shower room, three further bedrooms, brand new refitted bathroom, ample off street parking with tarmacadam driveway plus an additional forecourt, garage, rear enclose gardens, UPVC double glazing, gas fired central heating.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway
Having radiator.

Door gives access to:

Bay fronted lounge
16'0 max into bay x 12'1
Having walk-in bay with UPVC double glazed windows to front, attractive coal effect fire with marble style hearth and decorative fire surround, radiator, coving to ceiling.

Wooden framed double glazed doors from bay fronted lounge gives access to:

Brand new contemporary refitted kitchen/diner
18'2 x 9'3

The dining area comprises: Recessed spotlights to ceiling, wood effect flooring, wall hung radiator. The kitchen area comprises: Contemporary eye level and base units with built-in cupboards and drawers, stylish fitted worktops with inset stainless steel drainer unit with mixer tap over, integrate oven, four ring gas hob with concealed cooker canopy over, integrated dishwasher, free standing American style stainless effect finished fridge freezer, radiator, wood effect flooring, tiled splash surrounds, recessed spotlights to ceiling, UPVC double glazed window to rear.

Door from kitchen/diner gives access to:

Utility room
9'3 x 5'0
Having modern eye level base units, fitted wooden style worktop with inset stainless steel drainer unit with mixer tap over, wood effect flooring, space for appliances, UPVC double glazed window to side, UPVC double glazed stable style door giving access to rear gardens, radiator.

From utility room door gives access to:

Claokroom
Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, wood effect flooring, UPVC double glazed window to side.

From kitchen/'diner wooden framed glazed double doors give access:

UPVC double glazed conservatory
11'2 x 9'4
Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens, polycarbonated roof.

From entrance hallway stairs rise to:

First floor landing
Having loft access, store cupboard with pressurised water system.

Doors from first floor landing then give access to: Four bedrooms and brand new refitted family bathroom.

Bedroom one
12'2 max x 11'11
Having UPVC double glazed window to front, radiator, coving to ceiling.

Door to:

Brand new refitted ensuite shower room
Having large tiled shower cubicle with wall mounted mixer shower, low flush WC, wash hand basin with mixer tap over and storage cupboard below, vinyl floor covering, UPVC double glazed window to front, recessed spotlights to ceiling, wall mounted extractor fan and heated chrome style towel rail.

Bedroom two
13'6 x 8'4
Having UPVC double glazed window to front, radiator.

Bedroom three
11'1 x 8'1
Having UPVC double glazed window with pleasing aspect to rear, radiator.

Bedroom four
8'0 x 6'3
Having UPVC double glazed window with pleasing aspect to rear, radiator.

Brand new refitted bathroom
Having a three piece white suite comprising: P shaped panel bath with shower attachment off taps, glazed curved shower screen to side, pedestal wash hand basin with mixer tap over, low flush WC, part tiled to walls, viny floor covering, UPVC double glazed window to rear, recessed spotlights to ceiling, wall mounted extractor fan and heated chrome style towel rail.

Outside
The property occupies a lovely end of cul-de-sac position. To the front there is a L shaped tarmacadam driveway with further stone section providing additional off street parking if required. Indian sand stone paved pathway giving access to front door with outside lighting point. From the driveway access is given to:

Garage
Having up and over door, wall mounted gas fired central heating boiler.

Gated side access then leads to a low maintenance paved area with access leading to the property's:

Rear gardens
Having paved patio area and matching pathway, lawn gardens, paved sun terrace. The rear gardens are enclosed by fencing and hedging and offer a pleasing aspect.

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.

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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).

Referrall 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		
(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

