



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**11 Linden Fields, Minsterley, Shrewsbury, SY5 0FE**

**£230,000 Asking  
Price**

To view this property please call us on **01743 236 800** Ref: C7329/SL/KQ



# A well presented and neatly kept, modern, three bedroom semi-detached house.

This neatly kept and well presented, modern, three bedroom semi-detached house boasts a modern L shaped open plan kitchen/dining/living room, cloakroom, three bedrooms and bathroom. The property benefits from a garage, parking for two cars and a good sized rear garden.

The property is pleasantly situated on this small modern development within this popular village location. The village of Minsterley has an excellent range of amenities including a primary school, garage/co-op, frequent bus service and a public house. The nearby village of Pontesbury also provides an excellent variety of amenities, whilst access to the Shrewsbury town centre and local by-pass is readily accessible.



## FLOOR PLANS



## INSIDE THE PROPERTY

### OPEN PLAN KITCHEN/LIVING/DINING ROOM

25'7" x 14'11" (7.80m x 4.57m )

Part glazed entrance door

Understairs store cupboard

Window to the front

French doors leading to rear garden

Beautifully fitted kitchen area with a range of matching wall and base units comprising of cupboards and drawers with wood effect worktops over and tiled splash

Integrated four ring hob with oven beneath and extractor over Space and plumbing for further white goods

Tile effect flooring

Window overlooking the rear garden

### CLOAKROOM

Modern white suite comprising;

Wash hand basin, wc

Tile effect flooring

STAIRCASE rising to FIRST FLOOR LANDING with loft access, two large fitted store cupboards with shelving and hanging rails

### BEDROOM 1

11'11" x 8'1" (3.63m x 2.46m)

Built in mirror fronted wardrobe

Window to the front with a pleasant rural outlook



### BEDROOM 2

9'5" x 8'2" (2.87m x 2.49m)

Window to the rear overlooking the garden

Fitted wardrobes with sliding mirror fronted doors

### BEDROOM 3

7'7" x 6'6" (2.31m x 1.98m)

Window to the front with a pleasant rural outlook

### BATHROOM

Modern white suite comprising;

Panelled bath with shower screen and shower unit over

Pedestal wash hand basin, wc

Tiled effect flooring

Tiled walls

Wall mounted heated towel rail

## OUTSIDE THE PROPERTY

### GARAGE

16'9" x 9'3" (5.11m x 2.82m)

Up and over door

Power and lighting

Concrete floor

Wall mounted gas fired central heating boiler

The property is approached over a tarmacadam driveway, providing parking for two cars and access to the garage.

There is a neatly kept and good sized REAR GARDEN with a paved patio, paved pathway and large lawn area. The whole is enclosed on all sides by closely boarded wooden fencing.





## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Bishops Castle Road), proceed through Hanwood and Pontesbury. On entering Minsterley, shortly before you reach the centre of the village, Linden Fields will be found on your right hand side.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>96</b>
	<b>83</b>
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

## TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

## DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

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**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller BSc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones