



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

17 Orchard Drive, Minsterley, Shrewsbury, SY5 0DG

£210,000

To view this property please call us on **01743 236 800** Ref: C7479/WM/KQ

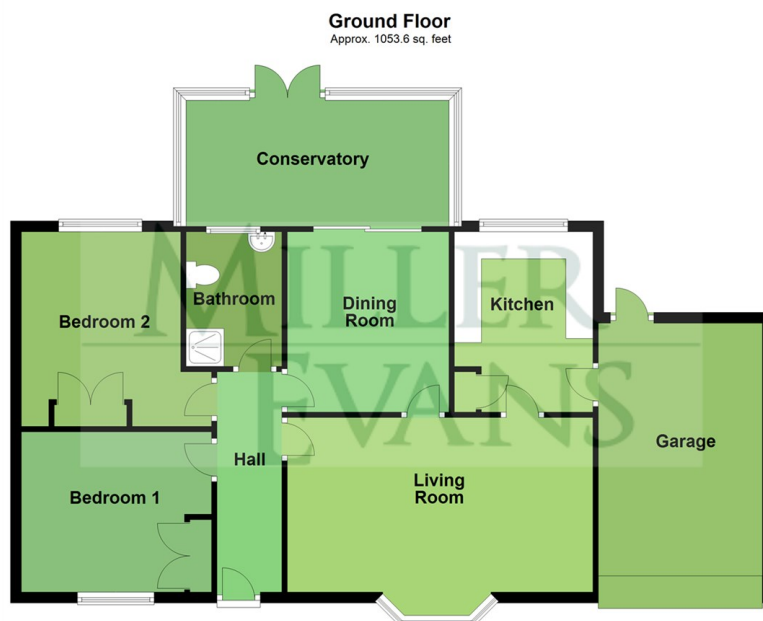
A neatly kept two bedroom detached bungalow.

This neatly presented, two bedroom, detached bungalow provides well proportioned accommodation briefly comprising; entrance hall, living room, dining room, kitchen, conservatory, two bedrooms and bathroom. Garage and parking. Landscaped rear garden.

The property occupies a pleasant and convenient cul-de-sac position, close to the centre of the village, which is situated approx. 10 miles south of Shrewsbury. Good local amenities include a Primary School, Co op Supermarket, Garage, Public House and a Church. There is also a frequent bus service and easy access to the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



Total area: approx. 1053.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

10'7" x 18'6" (3.23m x 5.65m)
Bay window

DINING ROOM

10'11" x 9'10" (3.33m x 2.99m)
Sliding doors to Conservatory

CONSERVATORY

Double doors to rear garden

KITCHEN

10'11" x 8'5" (3.33m x 2.56m)
Range of wall and base units
Window to the rear
Door to garage.

BEDROOM 1

9'9" x 11'6" (2.96m x 3.51m)
Built in wardrobes
Window

BEDROOM 2

11'10" x 9'8" (3.60m x 2.94m)
Built in wardrobes
Window

SHOWER ROOM

Shower cubicle
Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

Door to rear garden
Up and over door

The property is approached over a paved driveway providing parking and access to the garage, flanked by gravel and rockery area and second pathway giving access to the reception area.

Enclosed and private REAR GARDEN laid for ease of maintenance with pressed pattern concrete patio with shrubbery borders and mature hedging.

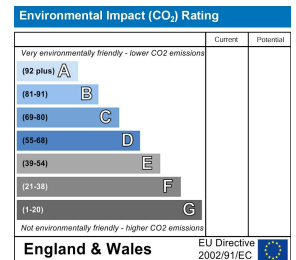
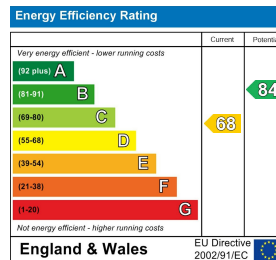


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Bishops Castle Road) passing through Hanwood and Pontesbury and having entered Minsterley turn left onto Callow Lane, a short distance before the roundabout. Proceed for a short distance before turning right into Oak Drive then right again into Orchard Drive. Proceed to the end of the cul-de-sac where the property will be found.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



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

Council Tax Band: B

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:

rightmove.co.uk
The UK's number one property website

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



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