



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**16 Park Meadow, Minsterley, Nr Shrewsbury SY5 0HL**

**£160,000 Region**

To view this property please call us on **01743 236 800** Ref: C7552/WM/MU

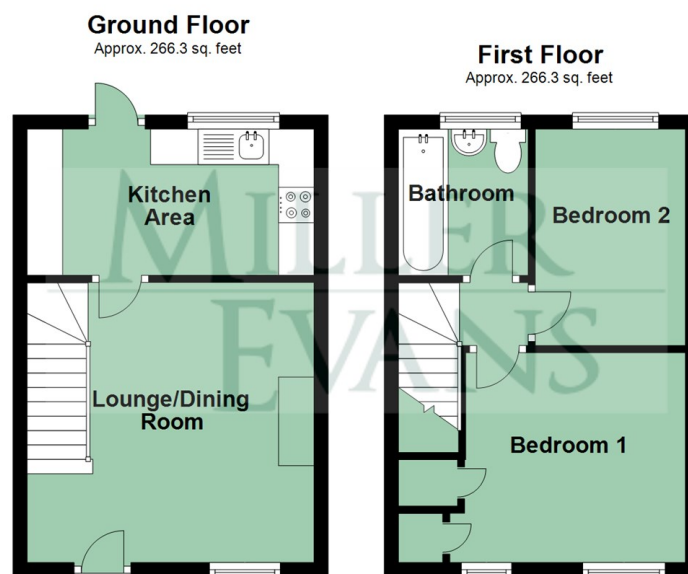
# A conveniently placed, two bedroom end terraced house.

This well positioned and well maintained, 2 bedroomed end of terrace property provides rooms of pleasing dimensions briefly comprises : lounge/dining room, kitchen area, bedrooms one and two, a main bathroom, one parking space and a large rear garden.

The property is situated in this popular village of Minsterley with an excellent range of local amenities including a Primary School, Co-op/Petrol Station, Public House and on a frequent bus service to the nearby town centre. The nearby village of Pontesbury also provides an excellent variety of amenities.



## FLOOR PLANS



Total area: approx. 532.6 sq. feet

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

---

## INSIDE THE PROPERTY

### LOUNGE/DINING ROOM

13'0" x 13'3" (3.95m x 4.05m)

With a feature fireplace

Window to the fore

Space for dining and entertaining and access to :

### KITCHEN AREA

6'9" x 13'3" (2.06m x 4.05m)

Fitted with a matching range of wall and base units

Sink with mixer tap

Window to the rear

Rear access to the rear garden/patio area.

A STAIRCASE rises to the FIRST FLOOR LANDING

### BEDROOM 1

9'9" x 6'7" (2.96m x 2.00m)

With two storage cupboards

Two windows to the fore

### BEDROOM 2

10'0" x 6'11" (3.05m x 2.12m)

Window to rear.

## BATHROOM

With low flush WC

Wash hand basin

Panelled bath

Window to the rear.

## OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a brick laid driveway providing room for parking. There is a small FRONT GARDEN enclosed by wooden fencing laid to lawn with some floral borders.

To the rear there is patio area, perfect for outside entertaining and an area predominantly laid to lawn, surrounded on all sides by wooden fencing providing a great deal of privacy and a large storage shed.

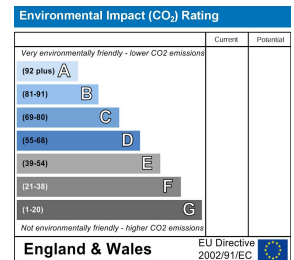
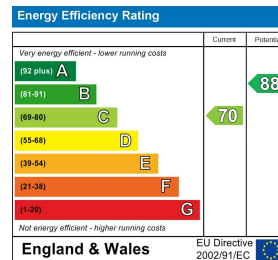


## HOW TO FIND THIS PROPERTY

Approaching from Shrewsbury town centre follow the Porthill Road crossing the roundabout to Radbrook Road and continue until you reach the Edgbold roundabout. Proceed until you reach Pontesbury. After passing through Pontesbury town centre turn left onto Minsterley Road (A488). Follow the road through Minsterley until you reach the roundabout and take the second exit onto the B4499. Proceed for a short distance turning right onto Park Meadow, take the first right and the property will be found at the end of the terraced houses on the right hand side.



## 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: A

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



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

**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

**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