



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

7 Station View, Minsterley, Shrewsbury, SY5 0BQ

£190,000 Region

To view this property please call us on **01743 236 800** Ref: C7584/WM/KQ

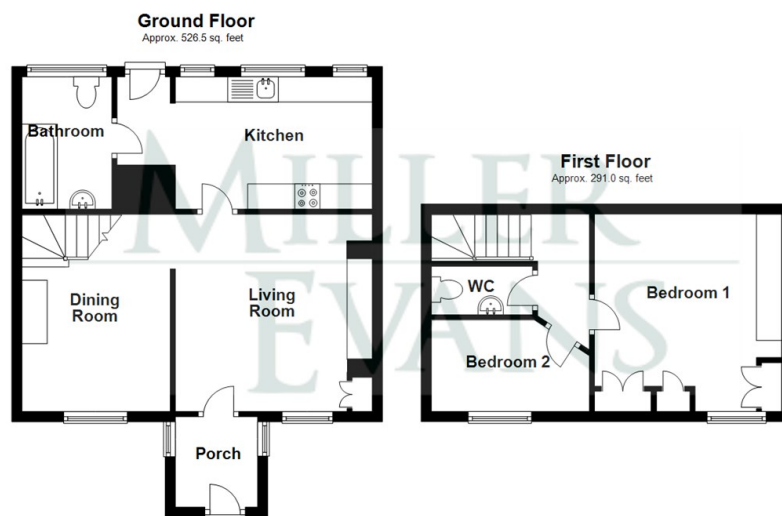
A well maintained two bedroom character cottage residence.

This well presented, two bedroom semi-detached character cottage provides well planned accommodation throughout briefly comprising, entrance porch, living room, dining room, kitchen, downstairs bathroom. Two bedrooms and separate wc to the first floor. Driveway proving parking for two cars. Enclosed rear garden. The property benefits from electric heating.

The property is situated in this popular village of Minsterley with an excellent range of local amenities including; 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. 817.5 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE PORCH

LIVING ROOM

12'10" x 12'9" (3.90m x 3.89m)

Wooden ceiling beams

Brand new remote controlled gas fire set into Inglenook fireplace

Store cupboard

Window to the front

Opening to:

DINING ROOM

12'10" x 9'7" (3.90m x 2.93m)

Window to the front

Character ceiling beams and timbers

KITCHEN

8'7" x 12'9" (2.62m x 3.89m)

Range of matching wall and base units

Three windows

Door to garden

Door to:

BATHROOM

Panelled bath

Wash hand basin, wc

Window

STAIRCASE rising from the dining room to FIRST FLOOR LANDING

BEDROOM 1

12'10" x 12'2" (3.90m x 3.70m)

Built in wardrobes

Window to the front

BEDROOM 2

5'11" x 10'3" (1.81m x 3.13m)

Window to the front

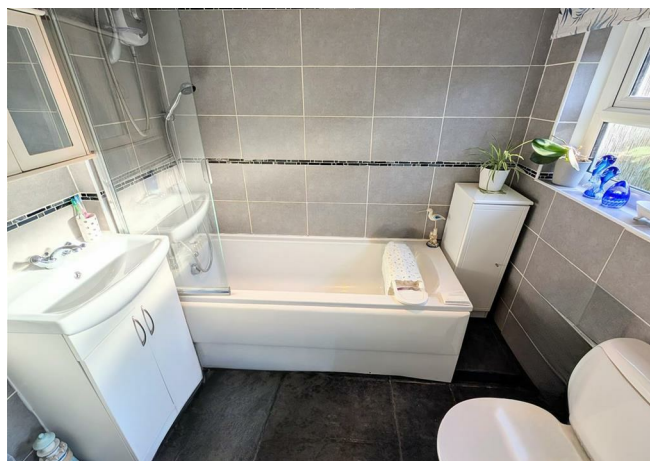
SEPARATE WC

Wash hand basin, wc

OUTSIDE THE PROPERTY

The property is approached over a driveway providing parking for two cars with neatly kept shrubbery borders.

There is a neatly kept enclosed REAR GARDEN laid to lawn with a wide range of shrub beds and borders, paved patio areas. Two store sheds.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Bishops Castle Road). Proceed through Hanwood and Pontesbury and continue into Minsterley. Continue along Station Road where the property will be found on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity and drainage are connected.

TENURE

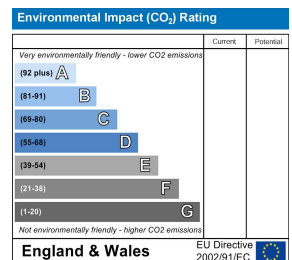
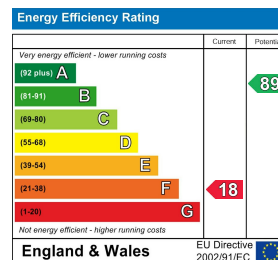
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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:



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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