



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**15 Park Meadow, Minsterley, Shrewsbury, SY5 0HL**

**£235,000 Region**

To view this property please call us on **01743 236 800** Ref: C7599/WM/lrd



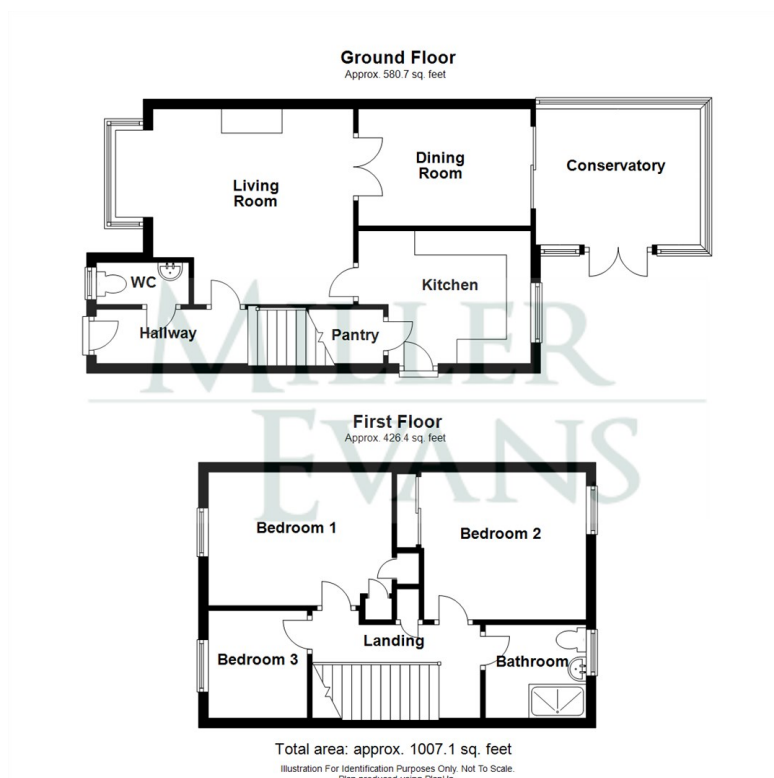
# A neatly kept and well maintained three bedroom detached family home

This neatly kept and well maintained three bedroom detached family home provides well planned and well proportioned accommodation throughout, briefly comprising: entrance hall, wc, living room, dining room, conservatory, pantry, three bedrooms and family bathroom. Spacious driveway with single garage and an enclosed rear garden. The property benefits from gas fired central heating.

The property is situated in the popular village of Minsterley with an excellent range of amenities including a primary school Co-op/petrol station, public house, and frequent bus service to Shrewsbury town centre. The nearby village of Pontesbury also provides an excellent variety of amenities.



## FLOOR PLANS



## INSIDE THE PROPERTY

### ENTRANCE HALL

#### WC

Window to the front  
Low flush wc and wash hand basin

#### LIVING ROOM

13'3" x 13'7" (4.04m x 4.14m)  
Bay window to the front  
Fireplace with gas fire  
Access to:

#### DINING ROOM

7'11" x 11'8" (2.42m x 3.56m)  
French doors opening into:

#### CONSERVATORY

With garden views and French doors opening to the patio area and rear garden

#### KITCHEN

9'0" x 11'8" (2.74m x 3.56m)  
Window to the rear  
Range of matching wall and base units  
Access to:

#### PANTRY

3'8" x 5'1" (1.12m x 1.54m)

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

#### BEDROOM 1

7'7" x 14'3" (2.31m x 4.35m)  
Window to the front  
Two storage cupboards

#### BEDROOM 2

10'0" x 12'10" (3.05m x 3.91m)  
Window to the rear  
Fitted wardrobe with sliding doors

#### BEDROOM 3

7'3" x 6'8" (2.22m x 2.04m)  
Window to the front

#### FAMILY BATHROOM

Window to the rear  
Large walk in shower cubicle  
Wash hand basin  
:Low flush wc

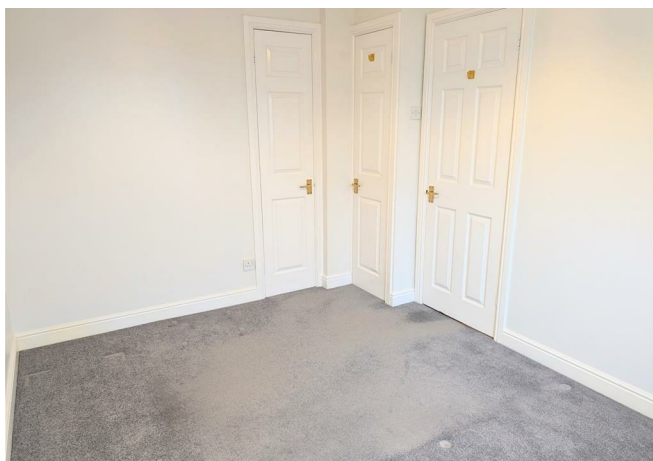
## OUTSIDE THE PROPERTY

### SINGLE GARAGE

Up and over door  
Personal side door into the rear garden

The property is approached over a concrete driveway, providing ample parking for two cars, with a small front garden predominantly laid to lawn and shrubbery borders and serving the SINGLE GARAGE. Gated side access to the rear garden.

To the rear of the property, there is a small paved patio, an area predominantly laid to lawn, surrounded on all sides by mature hedging and countryside views.





Approaching from Shrewsbury town centre, follow the Porthill Road crossing the roundabout to Radbrook Road and continue until reaching the Edgebold roundabout. Proceed to Pontesbury and after passing through Pontesbury town centre, turn left onto Minsterley Road (A488). Follow this road until reaching a roundabout and take the second exit onto the B4499. Proceed for a short distance, turning right onto Park Meadow. Take the first left where the property will be found on the left hand side.



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