





MILLER EVANS

SHREWSBURY'S ESTATE AGENT

15 Park Meadow, Minsterley, Shrewsbury, SY5 0HL

£235,000 Region

A neatly kept and well maintained three bedroom detached family home

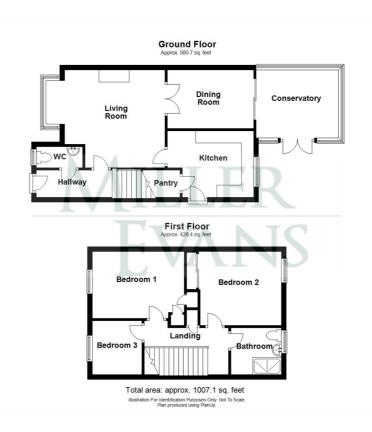
This neatly kept and well maintained three bedroom detached family home provides well planned and well proportioned accommodation throughout, briefly comprising: entrance hall, wc, living room, dining room, conservatory, pantry, three bedrooms and family bathroom. Spacious driveway with single garage 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.









HOW TO FIND THIS PROPERTY

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.





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

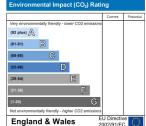
LOCAL AUTHORITIES

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

Council Tax Band: C

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.

70 **England & Wales**



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 | 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 (MARIA) Consultant: David C. Evans Fine & Country: Emma Romaine-Jones