



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Hope Cottage, Minsterley Road, Pontesbury, Shrewsbury,
SY5 0QJ**

**Offers In The Region
Of £215,000**

To view this property please call us on **01743 236 800** Ref: C7631/WM/lrd

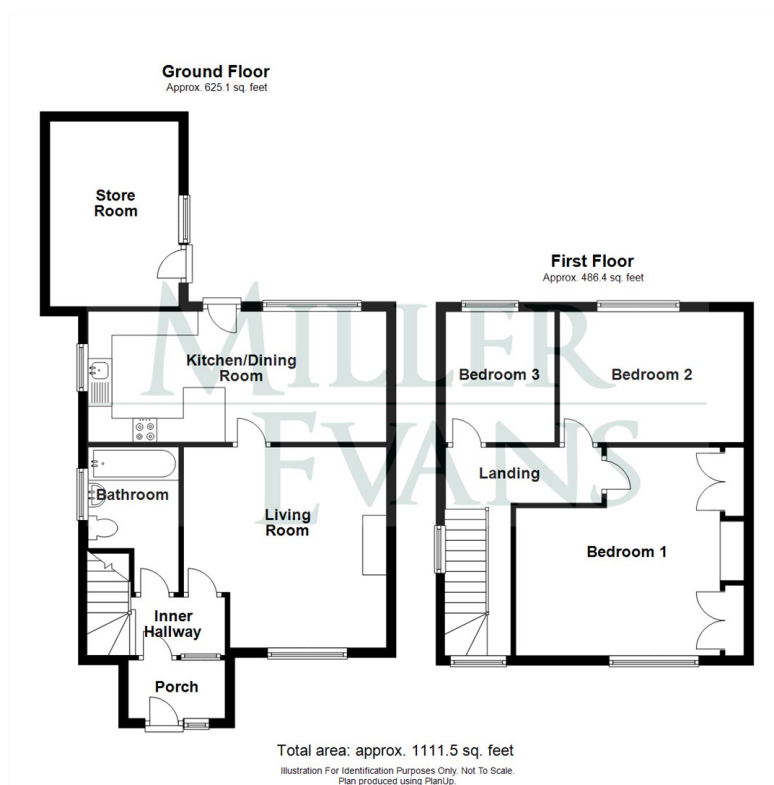
A unique opportunity to acquire a three bedroom, semi-detached character cottage in need of modernisation.

This unique character-filled, semi-detached, three bedroom cottage, provides well proportioned accommodation throughout and is in need of modernisation. The accommodation briefly comprises: entrance porch, hallway, living room, kitchen/dining room and bathroom to the ground floor, with three bedrooms to the first floor. Spacious driveway, large store room and a neatly kept rear garden. The property also benefits from gas fired central heating.

The property occupies a convenient location in the centre of Pontesbury, with excellent local amenities including primary and secondary schools, village shop and post office, butchers, public house, restaurant as well as a frequent bus service to the Shrewsbury town centre.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

HALLWAY

LIVING ROOM

13'10" x 14'0" (4.22m x 4.26m)

Window to the front,
Feature fireplace

KITCHEN/DINING ROOM

9'0" x 20'6" (2.75m x 6.26m)

Windows to the side and rear
Range of wall and base units

STORE ROOM

Window to the side

BATHROOM

Window to the side
Panelled bath
Wash hand basin
WC

From the hallway, STAIRCASE rises to a FIRST FLOOR LANDING

BEDROOM 1

14'4" x 15'9" (4.37m x 4.79m)

Window to the front
Two storage cupboards

BEDROOM 2

9'0" x 12'8" (2.75m x 3.87m)

Window to the rear

BEDROOM 3

9'0" x 7'6" (2.75m x 2.29m)

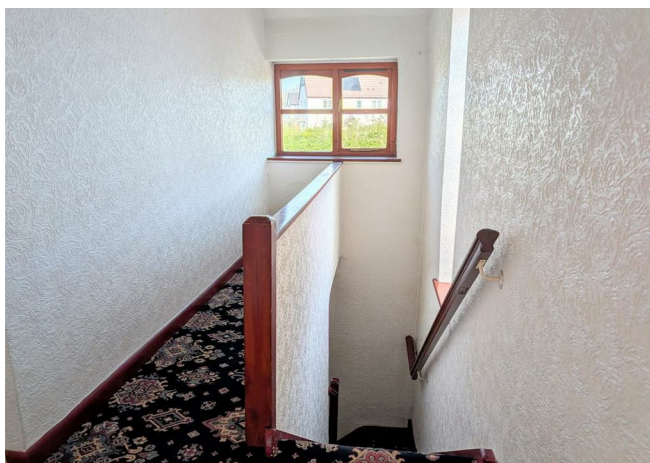
Window to the rear

OUTSIDE THE PROPERTY

The property is approached over a tarmac driveway, providing ample parking, with an area predominantly laid to lawn with floral borders and mature hedging on both sides.

To the side of the property, there is access to the store room.

To the rear of the property, there is a spacious patio area for outside entertaining, a tiered garden where there are multiple areas predominantly laid to lawn. and access to the store room. The garden offers considerable privacy, with a stone wall to one side and wooden fencing to the other. Greenhouse.



HOW TO FIND THIS PROPERTY

From Shrewsbury, take the A488 west towards Bishops Castle, passing through Hanwood and Pontesbury. After the one way system, turn left onto Minsterley Road, and the property will be found after a short distance 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

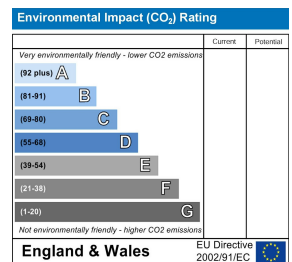
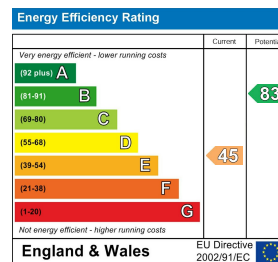
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: 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.

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Shrewsbury SY1 1QJ
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