



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

15 Orchard Drive, Minsterley, Shrewsbury, SY5 0DG £227,000 Region

To view this property please call us on **01743 236 800** Ref: C7522/WM/KQ

A spacious and neatly kept, three bedroom, semi-detached house.

This spacious three bedroom semi-detached house provides well planned accommodation and briefly comprises; entrance porch, living room, dining room, garden room, kitchen, three bedrooms and bathroom. Garage and parking. Neatly kept rear gardens.

The property occupies a pleasant and convenient position close to the centre of Minsterley, which is approximately 10 miles south of Shrewsbury. Good local amenities include a primary school, co-op supermarket, public house and a church. There is a frequent bus service to the nearby town centre.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

LIVING ROOM

10'8" x 15'10" (3.25m x 4.82m)

Bay window to the front

DINING ROOM

13'2" x 7'7" (4.02m x 2.31m)

Sliding doors to:

GARDEN ROOM

Double doors to garden

KITCHEN

13'2" x 7'11" (4.02m x 2.41m)

Range of matching wall and base units

Window to the rear

STAIRCASE rising from dining room to FIRST FLOOR LANDING

BEDROOM 1

10'8" x 12'8" (3.25m x 3.87m)

Two built in store cupboards

BEDROOM 2

10'0" x 9'11" (3.04m x 3.01m)

BEDROOM 3

7'8" x 6'0" (2.33m x 1.82m)

BATHROOM

Panelled bath

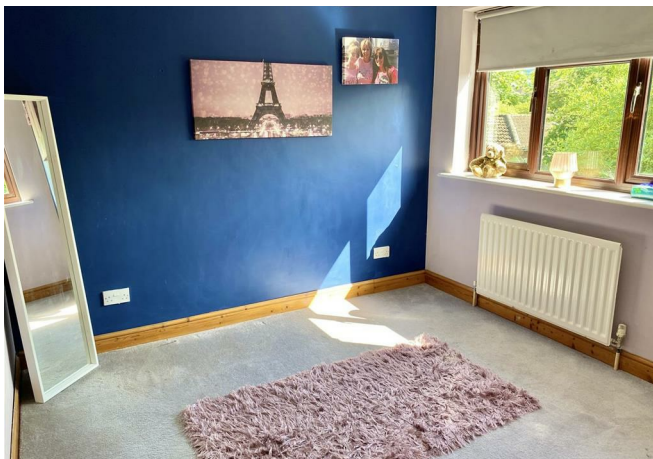
Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

The property is divided from the road by driveway providing parking and access to the garage, flanked by lawn.

Enclosed REAR GARDEN laid to lawn with paved patio, floral and shrubbery beds and borders. The garden is enclosed on all sides by wooden fencing.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A488 (Bishops Castle Road). Pass through Hanwood and Pontesbury and having entered Minsterley, turn left just before the roundabout onto Callow Lane. Turn right onto Oak Drive and right onto Orchard Drive, where the property will be found on the left hand side towards the end of the cul-de-sac.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

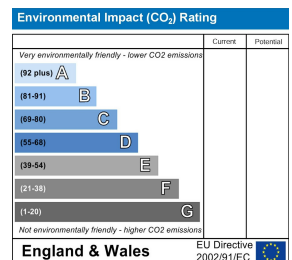
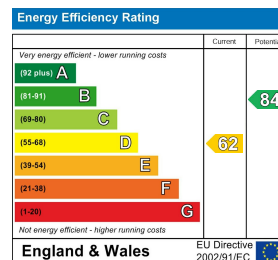
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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.

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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