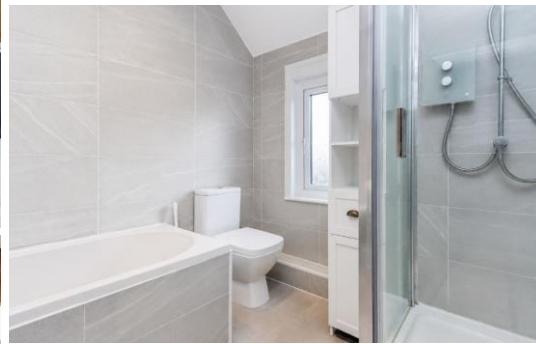




Little Minsterley
Shrewsbury, SY5 0BW

Guide Price £230,000

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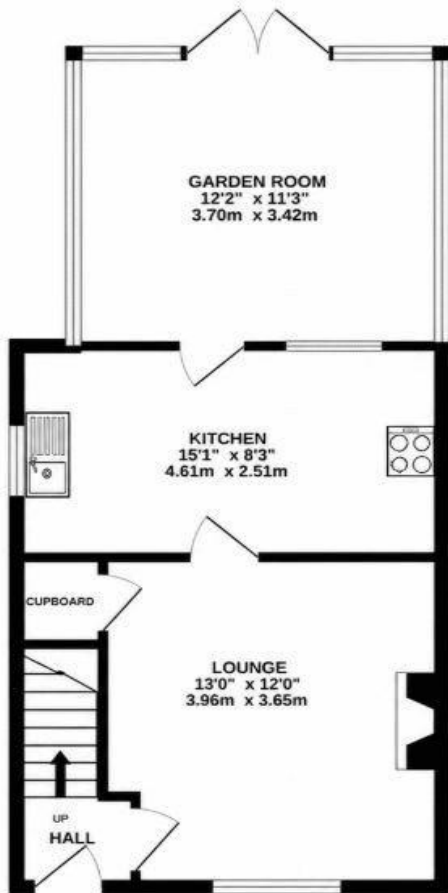
MAIN FEATURES:

- Well Presented Semi Detached House
- Modern Fitted Kitchen
- Conservatory/Garden Room
- Good Size Lounge
- Two Bedrooms
- Modern Bathroom Comprising a Four Piece Suite
- Attractive Large Rear Garden

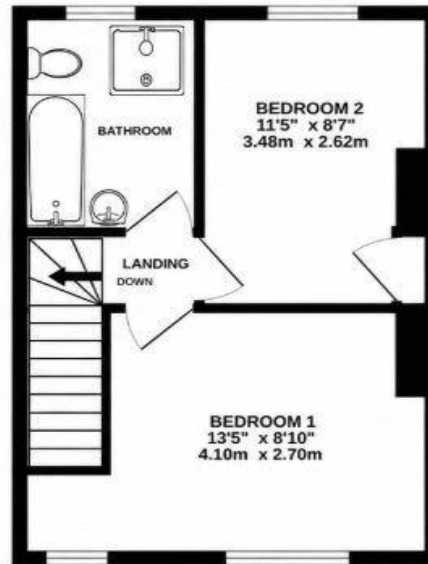
Situated in the popular village of Minsterley, this well-presented semi-detached home in Little Minsterley, offers an excellent opportunity for first-time buyers, small families or those looking to enjoy countryside living with everyday convenience close by. The property boasts a modern fitted kitchen, a spacious lounge ideal for relaxing and entertaining, and a bright conservatory/garden room overlooking the attractive rear garden. Upstairs, there are two well-proportioned bedrooms and a stylish modern bathroom featuring a four-piece suite. Outside, the generous rear garden provides a wonderful space for outdoor dining, gardening or family enjoyment, while ample off-road parking adds further practicality.

Little Minsterley and the surrounding area are highly regarded for their beautiful Shropshire countryside, scenic walks and welcoming community atmosphere. The nearby village of Minsterley offers a range of local amenities including shops, schools, pubs and medical facilities, while the historic county town of Shrewsbury is within easy reach for a wider selection of shopping, dining and transport links. Combining modern comfort with a peaceful village setting, this delightful home is not to be missed.

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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