



Roger
Parry
& Partners

Sunnymeade Minsterley, Shrewsbury, SY5 0BE



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Offers In The Region Of £313,600

A well presented and deceptively spacious three bedroom detached bungalow situated in the popular village of Minsterley. This property is set in good sized gardens with extensive off-road parking and accommodation briefly comprising: Entrance Hall, Living Dining room, Kitchen Breakfast Room, Lean to Sunroom, Downstairs Shower Room and three good sized bedrooms. The property has the benefit of beautiful countryside views to the front and rear, gas fired central heating and UPVC double glazing throughout.

Located within this favoured village location within close proximity to neighbouring village of Pontesbury and is well placed for easy access to the medieval town of Shrewsbury and local bypass linking up to the M54 motorway network.



Entrance Hall

22 x 3'8 (6.71m x 1.12m)

Good sized hallway with fitted carpet, spotlights, radiator and useful downstairs storage cupboard.

Living Dining Room

20'4 x 10'1 (6.20m x 3.07m)

With bay fronted window, fitted carpets, log burner with stone effect surround and tiled hearth, two radiators and window to the side.

Kitchen Breakfast Room

12'9 x 9'8 (3.89m x 2.95m)

A range of eye-level and base units incorporating fitted cupboards and drawers, complemented by work surfaces with a 1½ bowl sink and drainer with mixer tap above. Integrated eye-level single oven and electric hob with extractor hood over. Tiled flooring, radiator, and a window overlooking the rear garden.

Sunroom

11'8 x 5'6 (3.56m x 1.68m)

With tiled flooring, electric heater, windows, and uPVC double glazing door leading out to the rear garden.

Shower Room

9'1 x 5'11 (2.77m x 1.80m)

White suite comprising a shower cubicle with fitted shower and sliding door, wash hand basin with mixer tap, and low-level WC, heated towel rail, radiator, half-height wall tiling, window to the rear and laminate flooring.

Bedroom Two

10'1 x 9'11 (3.07m x 3.02m)

With wood effect flooring, bay fronted window and radiator.

Bedroom Three

10'1 x 10 (3.07m x 3.05m)

With fitted carpet, radiator and window to the side.

Stairs rise to first floor.

Bedroom One

14 x 9'8 (4.27m x 2.95m)

With fitted carpet, fitted wardrobes, radiator, airing cupboard and window to the front enjoying views over the fields.

Outside

The property is accessed via a generous driveway providing off-road parking for several vehicles. Gated pedestrian access leads to the rear garden which is enclosed by fencing and hedging and is predominantly laid to an extensive patio area, ideal for entertaining and al fresco dining. The garden also benefits from two outdoor storage sheds and a timber summer house. The garden adjoins a privately owned field which runs down to the brook, creating a lovely outlook.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 16 Mbps & Superfast 85 Mbps. Mobile Service: Good outdoor and variable in home. We understand the flood risk for surface water is high and the risk for rivers and seas is very low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

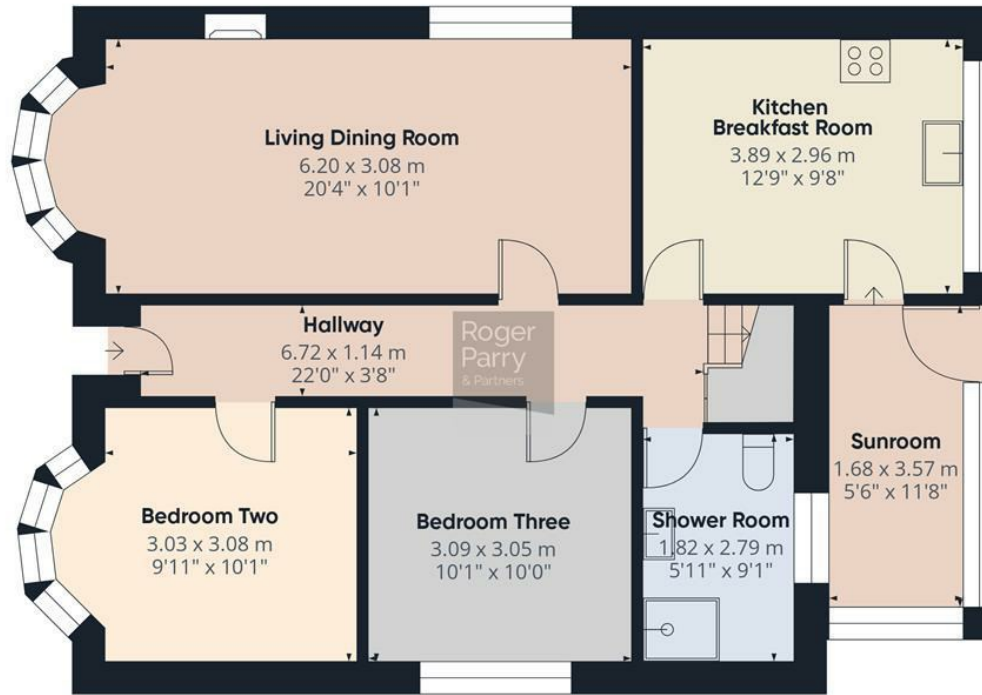
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

92.5 m²
996 ft²

Reduced headroom

4.6 m²
49 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: B

EPC Rating: F

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.