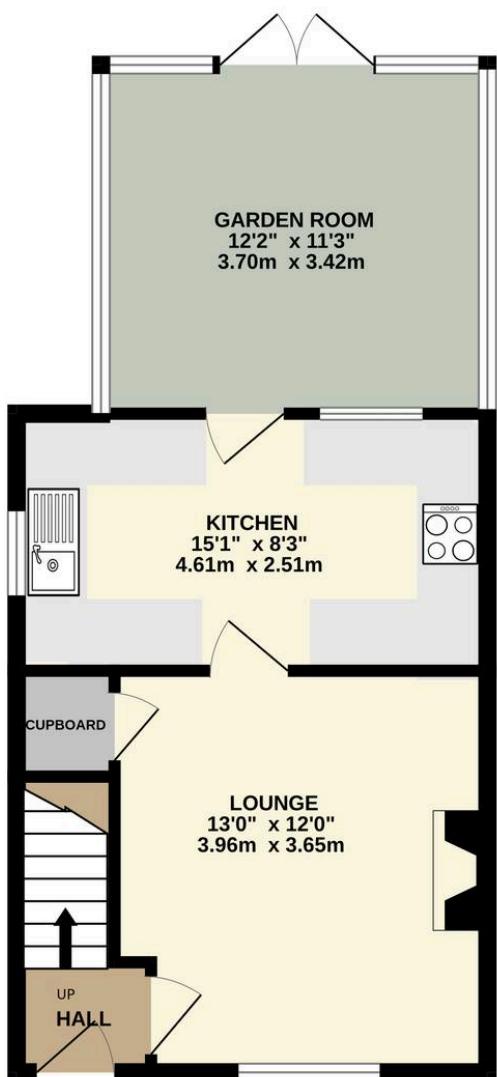




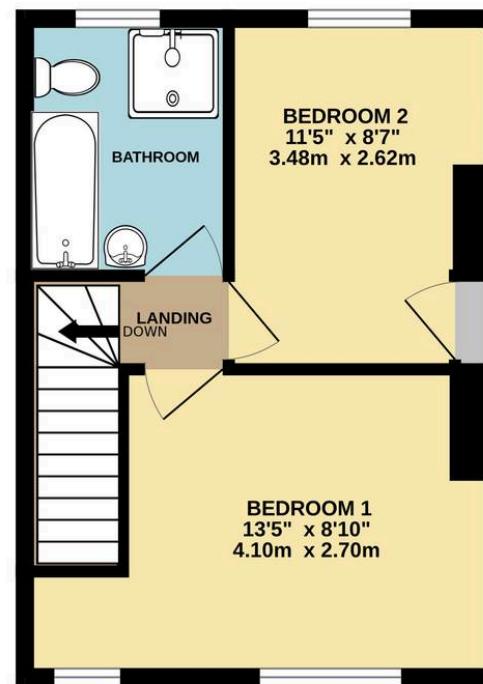
2 Little Minsterley, Shrewsbury  
Offers Over £250,000

Nock  
Deighton  
SINCE 1831

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



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



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 2 Little Minsterley

Shrewsbury

This attractive two bedroom cottage is located in the Shropshire village of Minsterley. The semi detached property has been upgraded by the current owner.

- Charming Cottage
- Semi detached Property
- Refurbished Property
- Two Bedrooms
- Sitting Room with Wood Burner
- Garden Room
- Contemporary Kitchen
- Driveway
- Generous Landscaped Rear Garden

The ground floor accommodation comprises of entrance hall leading into a spacious lounge, centred around a cosy multi fuel burner set within an exposed brick fireplace, creating a warm and welcoming focal point. To the rear, the stunning modern kitchen has been thoughtfully designed with contemporary cabinetry, integral appliances and ample worktop space, flowing seamlessly into the bright and spacious garden room. This versatile space benefits from utility facilities and French patio doors opening directly onto the rear garden, making it ideal for entertaining or everyday family living.



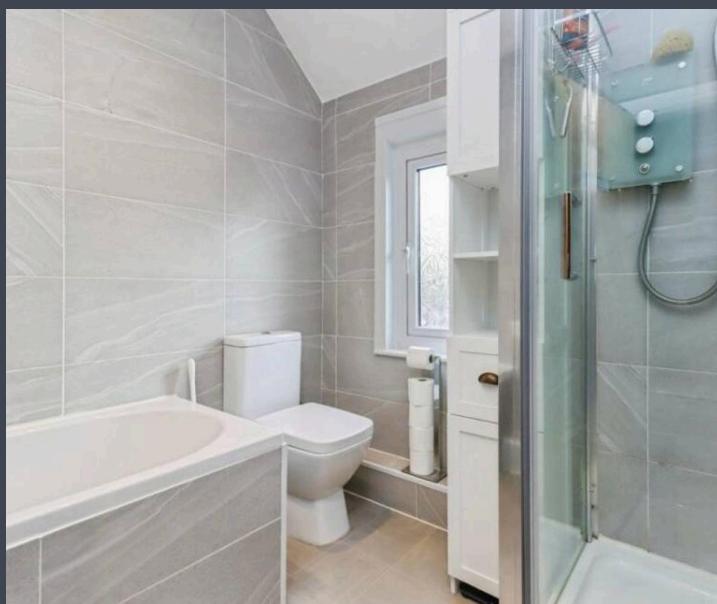
## 2 Little Minsterley

Shrewsbury

To the first floor are two well-proportioned double bedrooms, with the principal bedroom benefitting from a walk-in wardrobe area. The accommodation is served by a stylish four-piece bathroom suite featuring both a bath and separate shower, finished in a sleek, modern design.

Externally, the property continues to impress. To the front, a newly laid driveway provides ample off-road parking for multiple vehicles. To the rear, the generous landscaped garden offers a large lawned area, paved patio and pathway leading to further seating area at the rear of the – perfect for those who enjoy outdoor living and entertaining.

Having undergone significant refurbishment including replacement kitchen and bathroom, replacement windows and driveway improvements, this home combines character features with contemporary comfort and practicality.





## 2 Minsterley

Shrewsbury

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Buyers Compliance Administration Fee: In accordance with The Money Laundering Regulations 2007, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents



## Nock Deighton Shrewsbury

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