



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**10 Park Meadow, Minsterley, Shrewsbury, SY5 0HL**

**£194,995 Offers in  
the Region Of**

To view this property please call us on **01743 236 800** Ref: C7761/WM/KQ

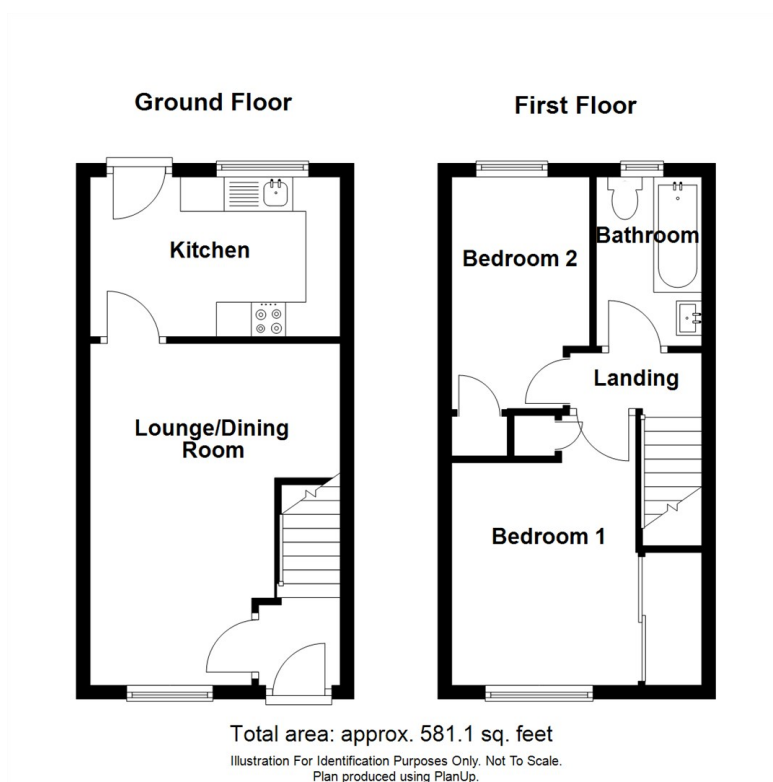
# A well appointed and much improved two bedroom terraced house.

This well appointed two bedroom terraced house has been much improved to provide comfortable accommodation briefly comprising; entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom. Enclosed rear garden. The property benefits from gas fired central heating and double glazing.

The property is situated in the popular village of Minsterley with an excellent range of amenities including a primary school Co-op/petrol station, public house, and frequent bus service to Shrewsbury town centre. The nearby village of Pontesbury also provides an excellent variety of amenities.



## FLOOR PLANS





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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LOUNGE / DINING ROOM

16'4" x 6'7" (4.98m x 2.00m)

### KITCHEN

7'8" x 11'11" (2.33m x 3.64m)

Fitted with a range of matching modern units

Inset oven, hob and extractor hood over

Door to rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

10'8" x 8'10" (3.24m x 2.68m)

Built in wardrobe with mirror fronted sliding doors

### BEDROOM 2

11'1" x 6'7" (3.37m x 2.01m)

## BATHROOM

Panelled bath with shower over and shower screen

Wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is approached over a brick laid driveway providing room for parking with pathway to the reception area.

Enclosed REAR GARDEN laid to lawn with large decked terrace providing ideal seating. Garden store shed. Rear pedestrian gate.

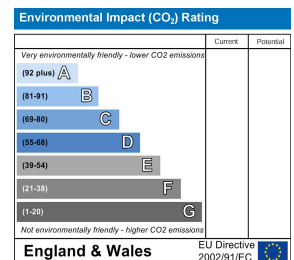
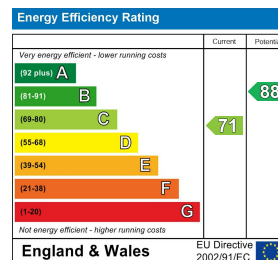


## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A488 Pontesbury Road. Follow this road through Hanwood, Pontesbury and into Minsterley. Continue to the roundabout and take the second exit onto the B4499. Proceed for a short distance, turning right onto Park Meadow. Turn right where the property will be found.



## 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: A

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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