

43 Callow Crescent Minsterley Shrewsbury SY5 0DB



3 Bedroom House - Semi-Detached
Offers In The Region Of £245,000

The features

- SET IN LARGER THAN AVERAGE GARDENS
- HALL, THROUGH LOUNGE WITH LOG BURNER
- 3/4 BEDROOMS AND FAMILY BATHROOM
- LARGE GARDENS TO THE SIDE AND REAR
- ENVIABLE VILLAGE LOCATION
- OFFERING SCOPE FOR EXTENSION IF REQUIRED (SUBJECT TO CONSENT)
- SPACIOUS KITCHEN/DINING ROOM
- DRIVEWAY WITH AMPLE PARKING AND GARAGE/STORE
- VIEWING RECOMMENDED
- EPC RATING TBC



***** EXCELLENT CORNER PLOT WITH LARGE GARDEN *****

An opportunity to purchase this mature 3/4 bedroom semi detached house which occupies a larger than average corner plot which provides great potential to extend, subject to the necessary consents. A perfect buy for a growing family.

Occupying an enviable position in this popular South Shropshire Village which has good local facilities including supermarket, primary school, public house, filling station and lovely countryside walks. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, through Lounge with log burner, Kitchen/Dining Room, 3/4 Bedrooms (formerly 3 with easily removed partition wall if required) and Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking, garage/store and excellent sized garden.

Viewing recommended.

Property details

LOCATION

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RECEPTION HALL

Covered entrance with sealed unit double glazed door opening to Reception Hall.

THROUGH LOUNGE

A lovely through dual aspect room with window overlooking the front and sliding patio doors leading to the rear garden. Chimney breast housing cast iron log burner, wooden effect flooring, radiator.

KITCHEN/DINING ROOM

A generous sized room fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard with spaces to either side for washing machine and dishwasher. Further bank of units comprising cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and pan drawers beneath, eye level microwave, oven and grill with storage above and below, tall pull out larder style unit, tiled surrounds and wall mounted units. Space for dining table, fridge freezer and windows overlooking the front and rear gardens.

SIDE ENTRANCE PORCH

with door to the Kitchen.

SHOWER ROOM

with suite comprising shower cubicle with direct mixer unit, wash hand basin and WC. Tiled surrounds, heated towel rail/radiator, window to the front.

FIRST FLOOR LANDING

From the Entrance staircase leads to the First Floor Landing with window to the rear with a lovely aspect over the Village and far reaching views over the Hills.

BEDROOM 1

A double room with window to the front, walk in wardrobe/storage cupboard, radiator.

BEDROOM 2

with window to the rear with views over the village and across to the hills in the distance. Radiator.

BEDROOM 3

with window to the front, built in storage cupboard, radiator.

BEDROOM 4

with window to the rear with views over the garden, village and hills in the distance. Radiator.

OUTSIDE

The property occupies a truly generous sized corner plot and is approached over driveway with parking for several cars and leading to the garage

The Gardens are an excellent size being laid to lawn with flower, shrub and herbaceous beds and inset specimen trees, enclosed with wooden fencing.

There is ample scope to extend the property and still leave a sizeable plot (subject to the necessary consents).

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

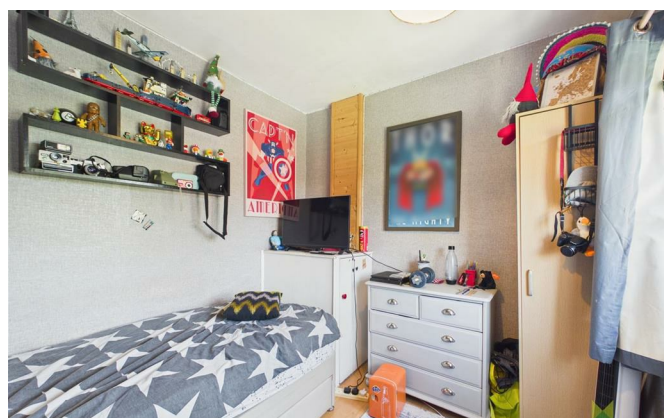
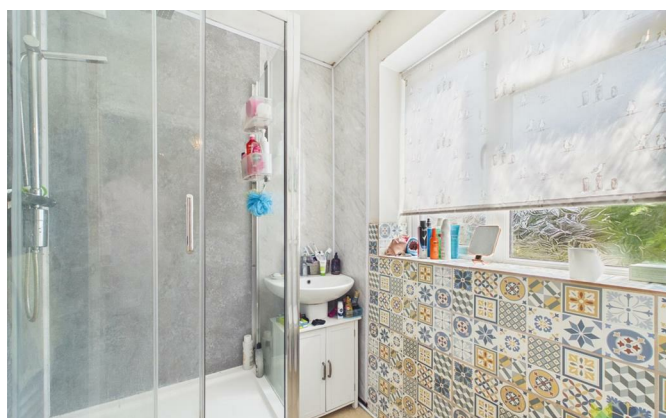
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

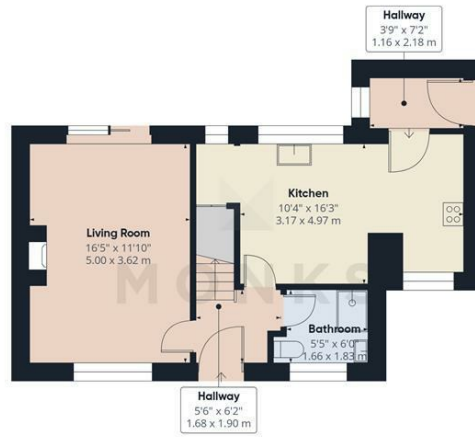
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We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

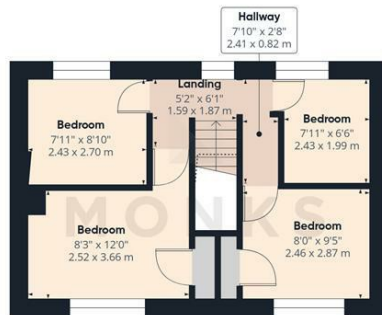
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Floor 0



Floor 1



Approximate total area⁽¹⁾
848 ft²
78.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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