



SAMUEL WOOD

14 Broom Drive, Minsterley, Shrewsbury, Shropshire, SY5 0AZ

Offers In The Region Of £274,000



14 Broom Drive

Minsterley, Shrewsbury, Shropshire, SY5 0AZ



- Beautifully Presented Detached Bungalow
- Stylish Refitted Kitchen
- 3/2 Bedrooms or 1/2 Reception Rooms
- Conservatory overlooking the Enclosed Garden
- Garage & Driveway Parking for Multiple Vehicles
- No Chain from February
- Bright & Airy Living Area
- Refitted Bathroom with Shower Cubicle
- Electric Night Storage Heating & Double Glazing
- EPC Rating D

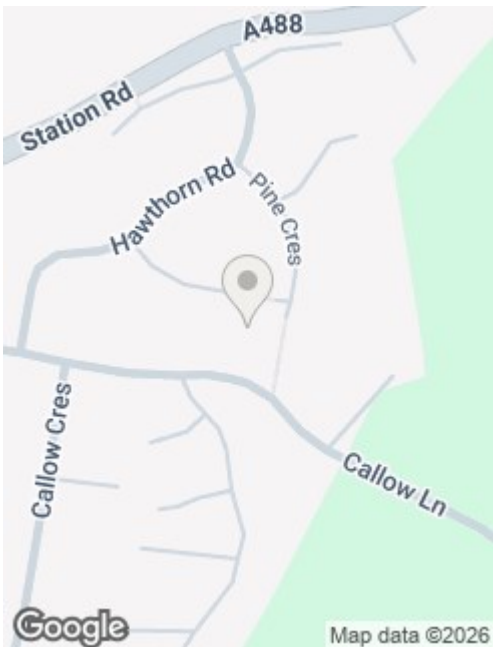
Tucked away into a quiet residential position this modernised three bedroom bungalow occupies a standout corner position, offering both privacy and attract surroundings. Just 10 miles from Shrewsbury (approx. 20 minutes by car), Broom Drive provides the ideal blend of village life within the other popular village of Minsterley. From the moment you arrive, the home makes a strong impression: gardens wrap around the property laid lawn to the front and an enclosed, maintained garden at the rear - ideal for quiet enjoyment. Inside, the presentation is exceptional. The owners have carried out a programme of tasteful upgrades to create a welcoming, low-maintenance home that's ready to move straight into. The contemporary kitchen refitted with a stylish and practical eye, and the accommodation flows seamlessly from one space to the next. Whether you're downsizing, relocating, or looking for single storey accommodation in one of Shropshire's most popular villages, a viewing here is highly recommended.

You enter the property into a spacious and welcoming reception hall, which sets the tone for the quality and flow of the accommodation, with access to all rooms branching from this central space. At the front of the property, the kitchen has been stylishly refitted to a high standard with complementary worktops and integrated appliances. It enjoys a pleasant front aspect and offers both practicality and aesthetic appeal. The living/dining room sits just off the hallway and is bright and generously proportioned, with a feature fireplace and dual-aspect windows allowing light to flood the space. Back through the hall, you'll find the three bedrooms, which are well-sized and overlook the garden.

To the rear of the home is a delightful conservatory, accessed via a bedroom to the garden, which offers an excellent additional living space with direct views and access to the private, enclosed rear garden - a real suntrap with paved seating area and neat lawns. The front garden is laid to lawn with a good sized driveway which leads to the garage.







Directions

Services: We understand that the property has mains electricity, mains water and mains drainage.

Broadband Speed: Basic 17 Mbps & Superfast 80 Mbps
 Results provided by Ofcom and correct at time of listing

Flood Risk: No Risk.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.







Floor Plan
Floor area 109.4 sq.m. (1,178 sq.ft.)

Total floor area: 109.4 sq.m. (1,178 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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