



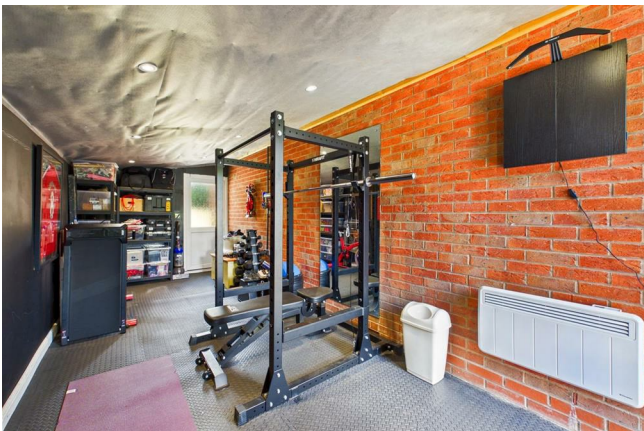
Roger
Parry
& Partners

12 Linden Fields, Minsterley, Shrewsbury, SY5 0FE



12 Linden Fields, Minsterley, Shrewsbury, SY5 0FE
Offers In The Region Of £179,995

An impressive and attractively designed two bedroom family house with spacious and well planned accommodation in a beautiful village location. The accommodation briefly comprises of open plan kitchen dining living room, cloakroom, lean to currently used as a home gym, two double bedrooms and family bathroom. The property has the benefit of double glazing, gas central heating, two allocated parking and enclosed rear garden. Viewing is highly recommended to take in all the finer details of this beautiful home.



The property occupies a very convenient position in this popular residential locality close to the centre of the village of Minsterley having a comprehensive selection of local amenities and being only 1.5 miles away from the larger village of Pontesbury, and approximately nine miles southwest to the centre of the county town of Shrewsbury. The Shrewsbury bypass is easily accessed providing rapid travel to Telford and the West Midlands and also to mid and north Wales.

Fitted Kitchen

Fitted with a range of wall and base units with worksurfaces over, sink unit with drainer below, window overlooking the front. Space for appliances, fitted electric oven with hob and extractor fan over, vinyl floor covering, radiator, housing gas central heating boiler, inset ceiling lights and under stairs storage cupboard. Breakfast bar seating area.

Lounge Diner

With window and French doors to rear garden, radiator and feature wooden paneling to wall.

Cloakroom

Fitted with low flush Wc and wash hand basin.

Stairs rise from Kitchen to first floor landing with access to loft space.

Bedroom One

With two windows to rear, radiator and built in wardrobe.

Bedroom Two

With two windows to rear, radiator and built in wardrobe.

Bathroom

Modern suite with panelled bath with shower unit over, wash hand basin and WC. Extractor, heated towel rail and tiled surround.

Lean To - Home Gym Area

With Upvc door to front and rear, electric heater, lighting and electrics. Space for further additional appliances with worksurface over.

Outside

The property benefits from two allocated parking spaces. The shared

pathways leads to the front door. The rear garden is mainly laid to lawn with paved patio and is fully enclosed with hedging and fencing.

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 18 Mbps & Superfast 200 Mbps. Mobile Service: Good outdoor, variable in-home. We understand the Flood risk 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

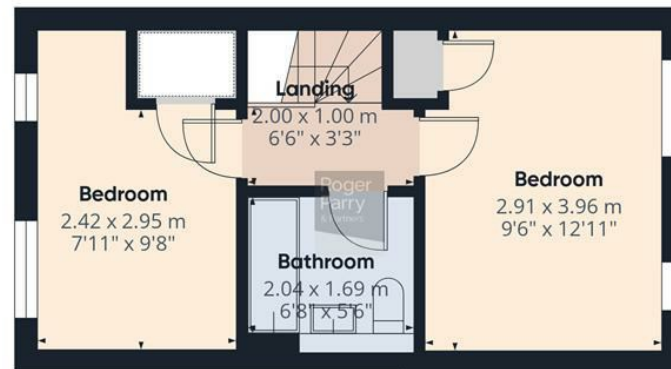
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MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (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⁾

72 m²
776 ft²

Reduced headroom

0.1 m²
1 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: B

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 Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



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 a 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.