

Roger Parry & Partners

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





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£850 PCM

A two bedroom, mid terraced modern property situated on the outskirts of the popular village of Minsterley, recently refurbished thoughout.













A two bedroom, mid terraced modern property situated on the outskirts of the popular village of Minsterley. With accommodation, briefly comprising: entrance hall, lounge/diner, kitchen, upstairs two bedrooms and a family bathroom. The property has the benefit of gas central heating, double glazing, garden to the rear and off road private parking situated to the front of the property. Available now!

All applications will be considered at the landlords' discretion. EPC Rating C

£196 Holding Deposit
£850 PCM Rent
£980 Tenancy Deposit

ENTRANCE CANOPY
4'7" x 4'0" (1.4 x 1.22)

SITTING/DINING ROOM
16'8" x 11'10" (5.08 x 3.61)
With wood laminate flooring, two radiators, power and lighting point, tv aerial socket, double glazed window to the front.

From sitting room, door to:

KITCHEN
11'9" x 6'10" (3.58 x 2.08)
Brand new kitchen with range of units comprising, stainless steel single drainer sink unit set into wood affect laminate work surface, a range of cupboards and draws under and tile splash above. Built in stainless steel gas hob with extractor fan above and built in electric oven below. Spacing and plumbing set for automatic washing machine.

BEDROOM ONE (FRONT)
10'1" x 9'8" (3.07 x 2.95)
With radiator, power and lighting points, built in double wardrobe set to recess providing hanging rail and top shelf, door to built in linen cupboard, with lag cylinder and shelving.

BEDROOM TWO (REAR)
10'10" x 6'6" (3.3 x 1.98)
With radiator, power and lighting points,double glazed window to the rear, door to built in wardrobe with hanging rail and shelfing.

BATHROOM
New bathroom with panel bath and shower above, fully tiled to shower area, pedestal wash basin, low level flush WC, radiator, grey wood effect laminate flooring, central light point and extractor fan, double glazed opaque glass window to the rear.

OUTSIDE (FRONT)
The property is approached off council maintained road on to a large brick paved forecourt, which gives access to the terraced properties and provides private offroad parking to the front of the property for two cars. A small enclosed flower bed with a paved pathway leads up to the front door with outside light and meter cupboards.

REAR GARDEN
The kitchen door leads out onto raised decking area with outside light and outside water tap, small lawned area extending with a gravel pathway and border set to one side. The pathway extends to the rear of the property, giving access to a wooden gate which leads to a rear, pedestrian access running across the rear of the terrace giving access back to its front of the property. Gardens are enclosed by a variety of wooden facing.

DIRECTIONS
From Shrewsbury take the A488 Bishops Castle Road and travel through the villages of Hanwood and Pontesbury. On reaching the centre of Minsterley village, at the roundabout take the second turning over the bridge and follow on to the mini roundabout. Taking the first turning off towards worthen. After a short distance take the right turning onto Park Meadow. Follow the road down and number ten is set back on the right hand side, indicated by the for sale sign.

Assured Periodic Tenancy (Apt) -

EPC Rating C - For a full copy of the Energy Performance Certificate please contact agents

Council Tax Band A - Shropshire Council

Term - Assured Periodic Tenancy (APT)

Viewings - By appointment only through Roger Parry & Partners

Tenancy Deposit - Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

Holding Deposit - PLEASE READ: Once your application has been approved subject to referencing, you will be required to pay Roger Parry & Partners a holding deposit equivalent to one week's rent for the property you wish to apply for. You are advised to familiarise yourself with your legal rights and may wish to seek independent legal advice before signing this or any other document provided by us. Once the holding deposit has been received, current legislation allows a maximum of 15 days for the necessary paperwork to be completed. This period may only be extended by written agreement between both parties. The holding deposit may be retained in the following circumstances:
•If you decide not to proceed with the tenancy during the 15-day period
•If you unreasonably delay responding to reasonable requests from Roger Parry & Partners or Rightmove Landlord & Tenant Services
•If you provide false or misleading information as part of your application
•England only - If you fail the checks the Landlord is legally required to carry out under the Immigration Act 2014 (Right to Rent)
In these circumstances, the holding deposit will be retained by Roger Parry & Partners and the Landlord.
If the Landlord decides not to proceed with the tenancy for reasons unconnected with the above, the holding deposit will be refunded within seven days.
If you are offered a tenancy and you accept it, the holding deposit can be credited towards the first month's rent or tenancy deposit if all parties are in agreement.
Where the holding deposit is neither refunded nor credited, you will be provided with written reasons within seven days explaining why it has been retained.
By submitting your application, you agree to pay any such permitted fees if they become due.

Floor Plan
(not to scale - for identification purposes only)

General Services:

Local Authority: Shropshire County Council
Council Tax Band: A
EPC Rating:
Tenure:
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.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Roger Parry & Partners



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 t o 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 s hould 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 b een 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.