Roger Parry & Partners

Fairview Asterley, Minsterley, Shrewsbury, SY5 0AR

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Offers In The Region Of £235,000

A spacious three bedroom detached bungalow occupying a very pleasant and convenient position in the centre of the village, about two miles from the larger villages of Pontesbury and Minsterley having a comprehensive range of amenities, and about 10 miles south west of the county town of Shrewsbury.

The property offers well maintained accommodation including Reception Hall, Kitchen Breakfast Rom, Living Room, Dining Room, Conservatory, Bathroom, Three double Bedrooms, Garage, Driveway and Delightful Garden. Oil Central Heating and Mainly Double Glazing.

With wooden entrance door leading into Entrance Hall with door and glazed side panel leading into;

Reception Hall
With radiator, storage cloaks cupboard, access to loft space.

Kitchen Breakfast Room
Fitted with matching base units and drawers with laminate worksurfaces over, 1 1/2 drainer sink with mixer taps, tiled splashbacks, space for cooker, space for fridge, range of matching eye level units. Window to side. Door to

Dining Room
With radiator, window to side. Door doors opening into Lounge and a further door leading into side Hall.

Lounge
A spacious and light room with windows to side and rear. French doors to Conservatory. Radiator and feature fire surround with hearth.

Conservatory
With full length windows and French doors opening into garden.

From the Reception Hall access is provided into all bedrooms and bathroom.

Bedroom
With build in wardrobes, secondary double glazed window and radiator.

Bedroom
With built in wardrobe, radiator and window to front.

Bedroom
With radiator, window to front and brick fire surround and hearth.

Bathroom
Fitted with a wash hand basin with vanity unit under, panelled bath with electric shower over and low flush Wc. Tiled surround to walls, radiator, window to side and doors to airing cupboard.

Side Hall
Accessed from the driveway, dining room and rear garden there is a lean to side hall providing a covered area between the bungalow and garage.

Outside
Outside - The front of the property is approached over a driveway providing parking and access to Garage. The front garden is raised mainly laid to gravel with mature shrubs and floral borders. The Garage has up and over door, service door to the Side Hall. Rear Garden is a fabulous feature of this home being mainly laid to lawn with established borders, lean to garden store, summerhouse and enclosed with fencing and hedging, the rear garden offers a good level of privacy.

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, water and drainage services are connected. Oil fired central heating. We understand the Broadband Download Speed is: Basic 11 Mbps. Mobile Service: Good Outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

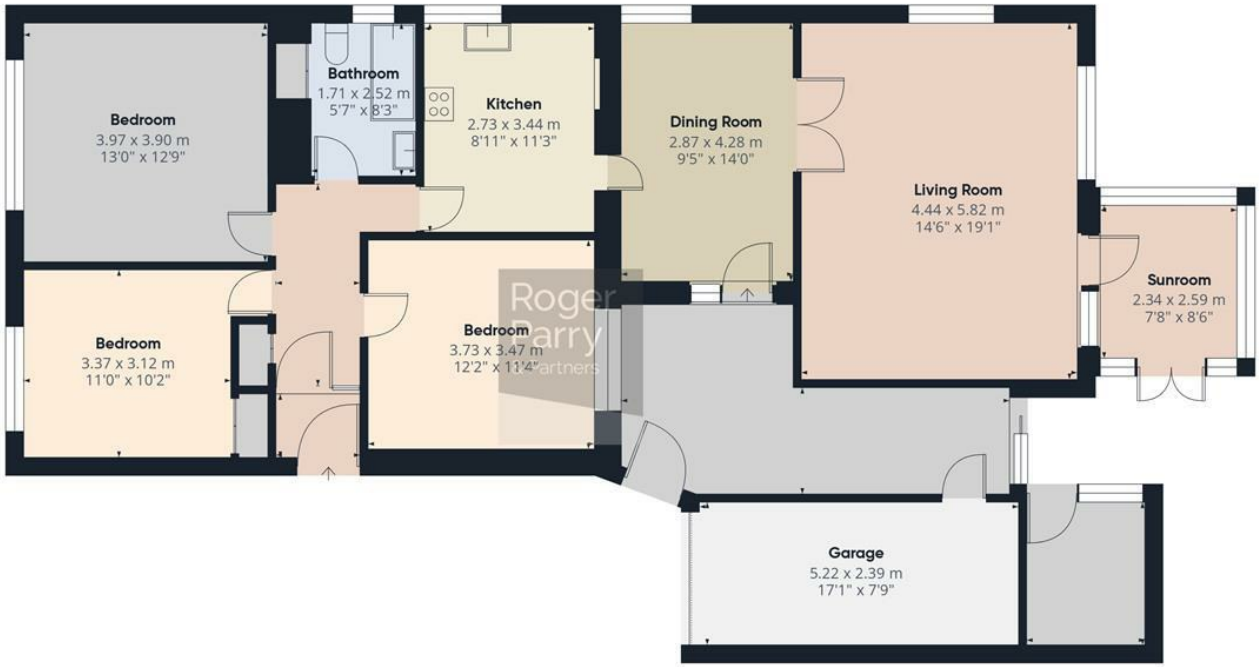
COUNCIL TAX BANDING
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

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
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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)



Approximate total area(1)
137.5 m²
1478 ft²

(1) Excluding balconies and terraces

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

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General Services:

Local Authority: Shropshire
Council Tax Band: C
EPC Rating: E
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 Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

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.