4 Willow Park
Minsterley Shrewsbury
SY5 0EH

MONKS

3 Bedroom House - Detached
Offers In The Region Of £255,000

The features

- REALISTICALLY PRICED 3 BEDROOM DETACHED HOUSE
- EDGE OF VILLAGE LOCATION WITH GOOD AMENITIES
- LOUNGE, DINING ROOM AND KITCHEN
- 2 FURTHER BEDROOMS AND BATHROOM
- EPC RATING C
- SCOPE FOR SOME MODERNISATION
- RECEPTION HALL WITH CLOAKROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH GARAGE AND PARKING

***** 3 BEDROOM DETACHED HOUSE IN ENVIABLE VILLAGE LOCATION *****

An opportunity to purchase this detached home which offers spacious accommodation and scope for modernisation – perfect for a growing family or those looking to downsize.

Occupying an enviable position on the edge of this popular South Shropshire village which boasts excellent amenities including shops, school, church, public house and lovely countryside walks. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Dining Room, Kitchen, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking and garage and established rear garden.

Property details

LOCATION
Occupying an enviable position on the edge of this popular South Shropshire village which boasts excellent amenities including shops, school, church, public house and lovely countryside walks. For commuters there is ease of access to the A5/M54 motorway network.

ENTRANCE HALL
Glazed door to the entrance hall, radiator, tiled flooring, door leading into

CLOAKROOM
With WC and wash hand basin. Radiator.

LOUNGE
Window to the front, radiator and partially glazed double doors leading to the

DINING ROOM
Patio doors opening to the rear garden, radiator

KITCHEN
Fitted with a range of white wall and base units incorporating a one and a half bowl drainer sink. Built in eye level oven and grill with a four ring hob. Space for a washing machine together with space for a free standing fridge freezer and breakfast table. Window overlooking the garden

FIRST FLOOR LANDING
Stairs lead from the Entrance Hallway to the First Floor Landing. Access to loft space, window to the side aspect.

BEDROOM
Generous double bedroom with window to the rear, radiator. Door leading to

SHOWER ROOM
with suite comprising shower cubicle and wash hand basin. Complementary tiled surrounds, heated towel rail, window to the rear.

BEDROOM
With window to the front, radiator.

BEDROOM
With window to the front, radiator

BATHROOM
Suite comprising of panelled bath with shower head over, WC and vanity unit housing wash hand basin. Radiator, tiled surrounds, wood effect flooring and window to the side.

OUTSIDE
To the front the property is approached via a pathway with a small area of lawn. driveway providing off road parking in front of the garage.

The rear garden includes a decking area accessed from the patio door with the remainder of the garden mainly paved for ease of maintenance. At the border of the property is a small brook, this is part owned by the vendor with the neighbouring properties.

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 except gas are connected.

NOTE
The property benefits from 9 photovoltaic solar panels which are owned by the vendor. The panels are subject to Feed-In Tariff payments, currently generating an income of approximately £1,000 pa, with approximately 10 years remaining. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band D - 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 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.

NEED TO CONTACT US
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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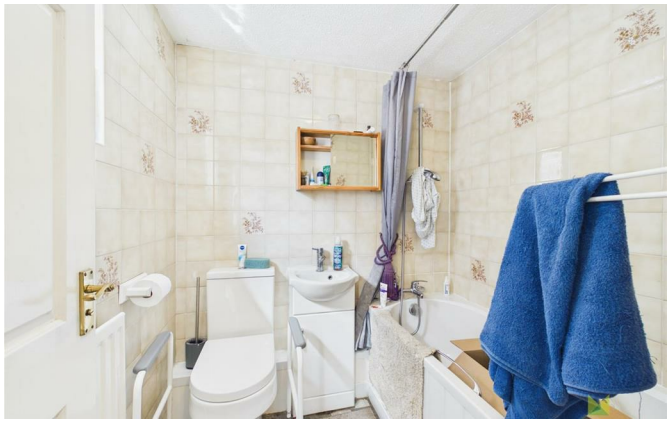

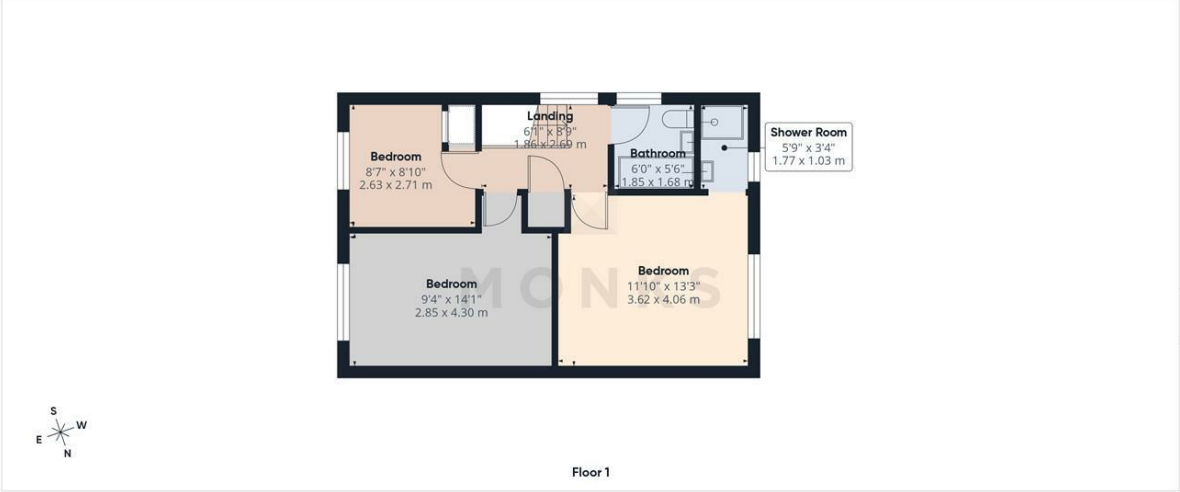

MONKS

Approximate total area(1)
1153 ft²
107.1 m²

(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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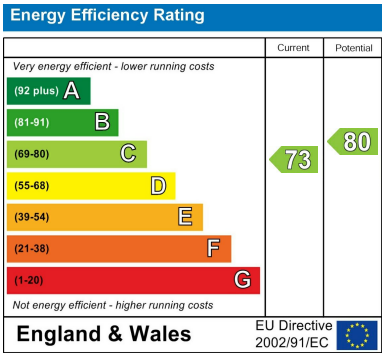

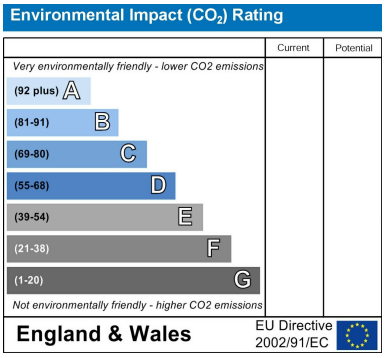

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.