



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 Pine Crescent, Minsterley, Shrewsbury, SY5 0AY

**Offers in the Region of
£280,000**

To view this property please call us on **01743 236 800** Ref: C7742/WM/KQ

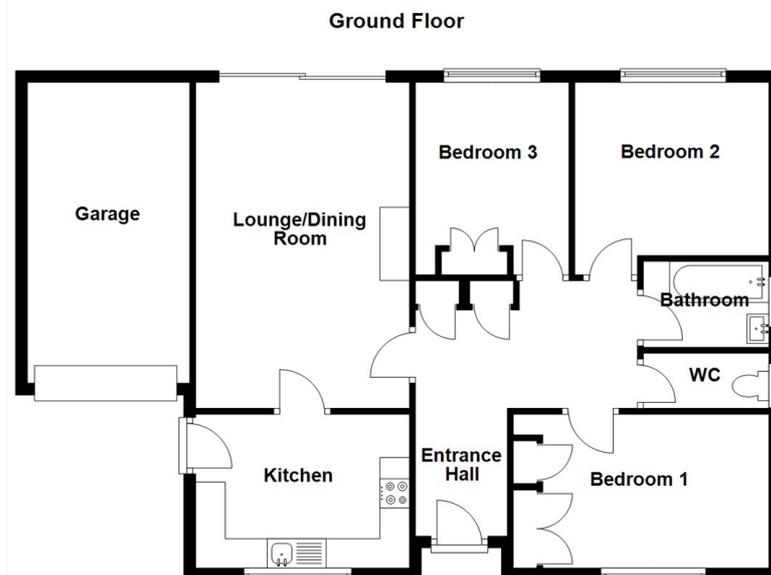
A spacious and well appointed, three bedroom detached bungalow residence.

This well appointed three bedroom detached bungalow provides spacious accommodation briefly comprising; entrance hall, living room/dining room, kitchen, three bedrooms, bathroom with separate wc. Garage and parking. Enclosed rear garden. The property benefits from gas-fired central heating and double glazing.

The property occupies a very pleasant position on the fringe of the village of Minsterley, being located at the end of a cul-de-sac, adjacent to open space and enjoying an open countryside aspect to the front. Minsterley is approximately 9 miles south west of Shrewsbury and offers good local facilities with further local amenities at nearby Pontesbury.



FLOOR PLANS



Total area: approx. 1012.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

Two store cupboards
Access to partially boarded loft space

LOUNGE / DINING ROOM

18'3" x 11'11" (5.56m x 3.62m)
Sliding doors to garden
Feature fireplace

KITCHEN

8'7" x 11'11" (2.62m x 3.62m)
Fitted with a range of matching wall and base units
Door to driveway

BEDROOM 1

8'7" x 14'2" (2.62m x 4.33m)
Window to the front
Built in wardrobes

BEDROOM 2

10'10" x 10'9" (3.29m x 3.28m)
Window to the rear

BEDROOM 3

10'10" x 8'6" (3.29m x 2.60m)
Window to the rear
Built in wardrobe

BATHROOM

Panelled bath with electric shower over
Wash hand basin

SEPARATE WC

WC low type flush

OUTSIDE THE PROPERTY

INTEGRATED SINGLE GARAGE

The property is approached over a paved driveway providing ample parking and access to the garage, flanked by the front garden predominantly laid to lawn with shrubby borders.

Enclosed REAR GARDEN, laid mainly to lawn, with mature trees, shrub beds and hedges with a paved patio providing an ideal seating area.

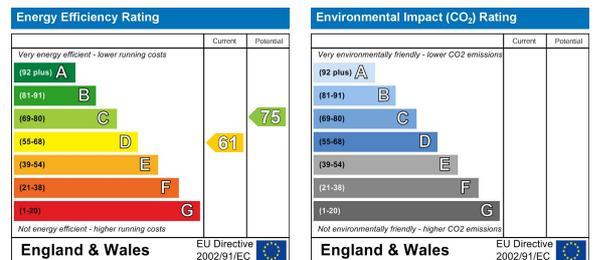


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, take the A488 (Bishops Castle Road) into Pontesbury and Misterley. On reaching Minsterley turn left into Hawthorne Road and left again into Pine Crescent, where the property will be found.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

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The UK's number one property website

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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