



**14 Orchard Drive, Minsterley, Shrewsbury, SY5 0DG**

2 bedroom mid-terrace house—£175,000 Freehold

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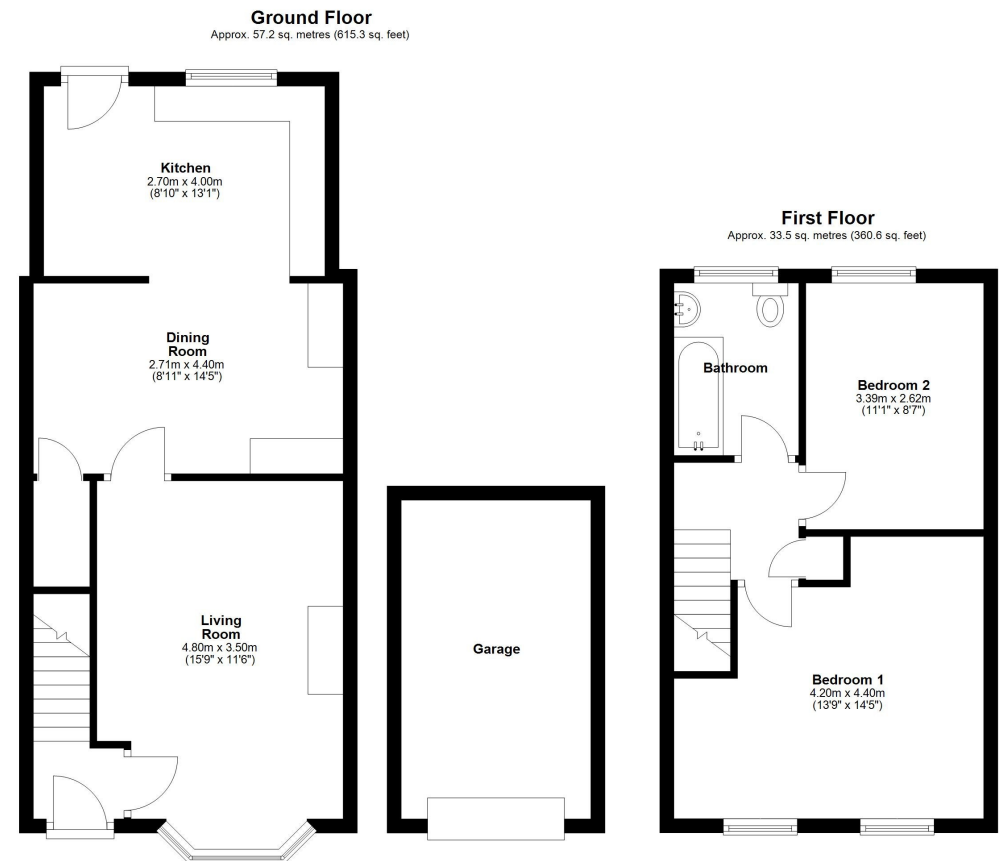
£175,000 Freehold—2 bedroom mid-terrace house

sales@cgpooks.co.uk

Situated within a quiet cul-de-sac, a short walk from the centre of the village, this neatly presented and extended terraced house offers well-proportioned accommodation, with a private rear garden, detached garage, and off-street parking.

## KEY FEATURES

- Entrance hall opening to a good sized living room with feature fireplace and bay window to front
- Separate dining room with useful under stairs storage, open plan to the extended kitchen
- The kitchen has a range of fitted units, space for appliances, and a part glazed door onto the rear garden
- On the first floor is a large main bedroom, a further generous second bedroom, and well-appointed family bathroom with shower
- uPVC double glazed windows and electric heating
- Private rear garden, paved for easy maintenance, with gated access leading round the back of the row of terraces to the front
- There is also an additional lawned garden to the front
- The property comes with a private allocated parking space and single garage, as well as the patch of land that sits between the two
- Quietly and conveniently located a short walk from Minsterley's varied range of amenities and primary school, as well as being just a 5 minute drive from Pontesbury, and only 20 minutes from Shrewsbury town centre
- Sold vacant with no upward chain



Total area: approx. 90.7 sq. metres (975.9 sq. feet)







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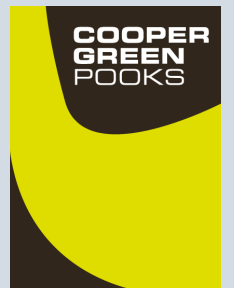
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Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

www.cgpooks.co.uk  
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01743 276666



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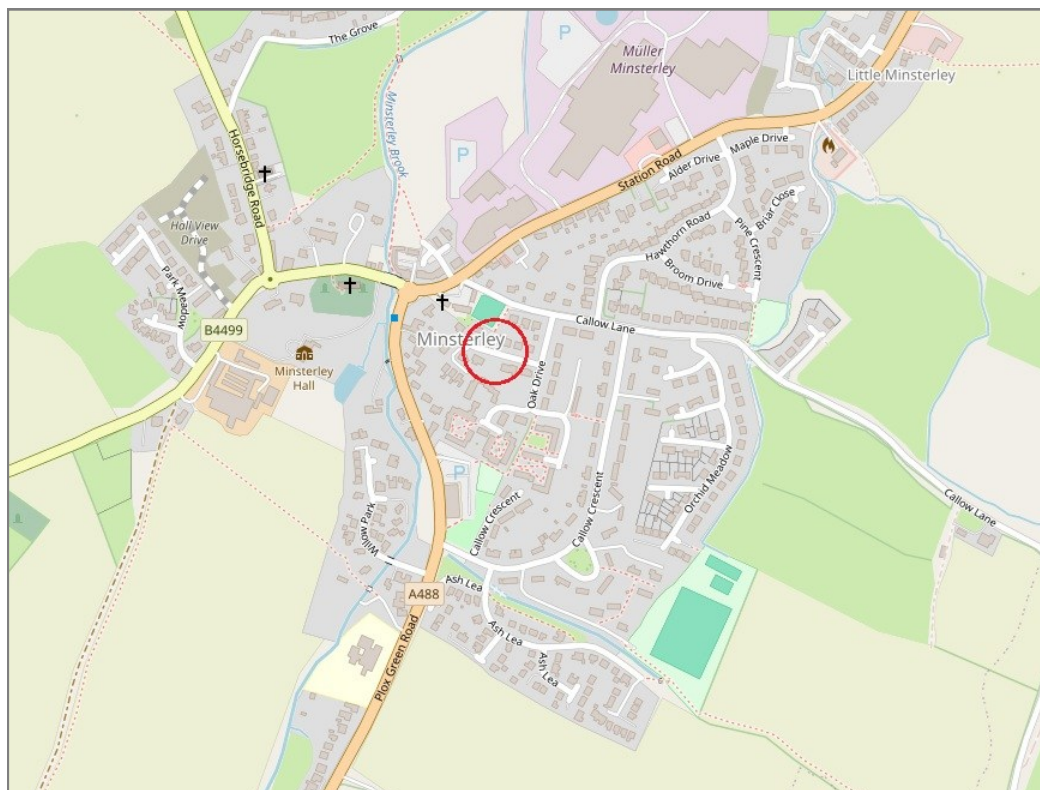
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band D</b>
Services	<b>All mains services are connected</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

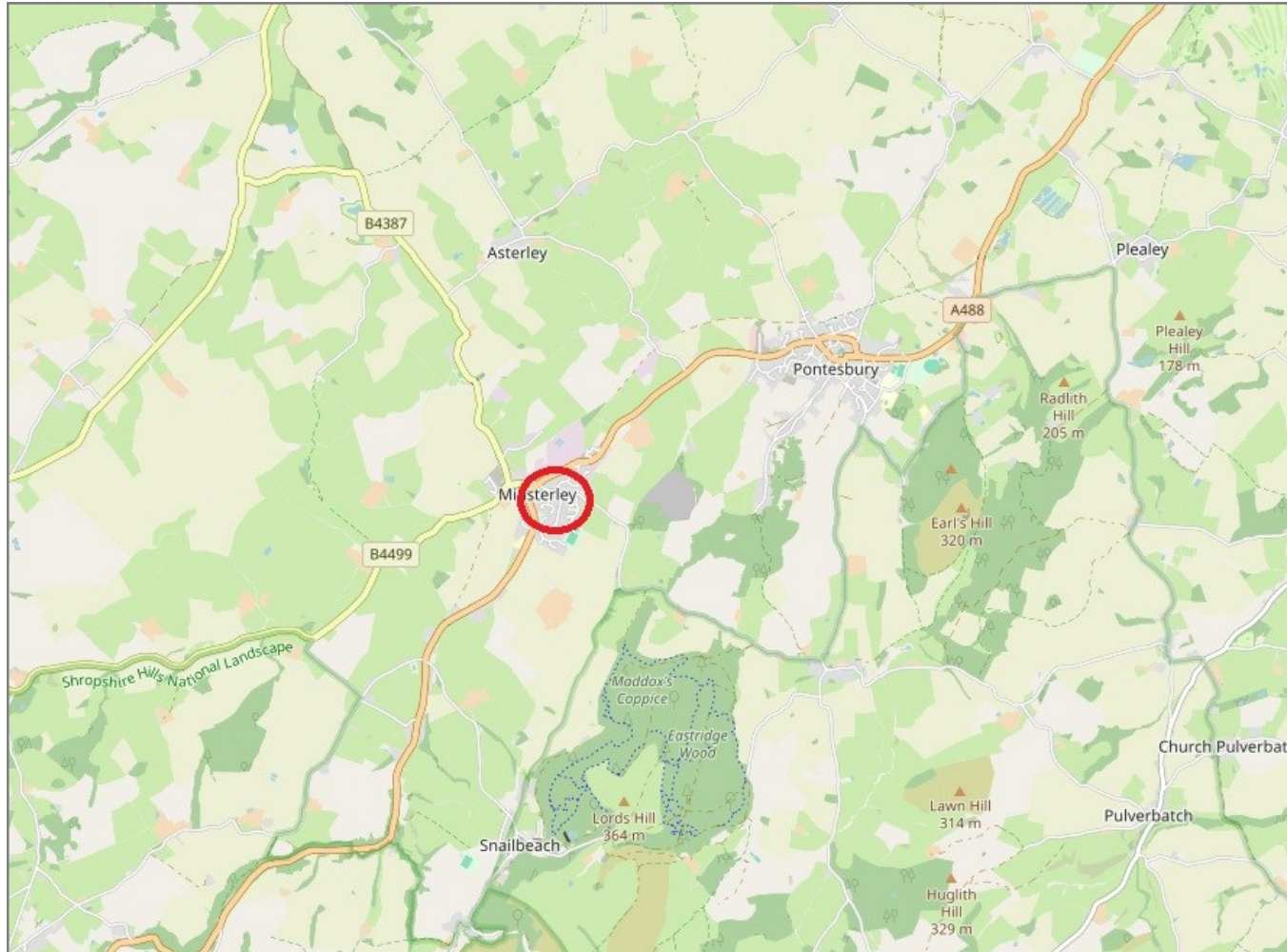
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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