



## 3B BATH MEWS MINSTERLEY | SHREWSBURY | SY5 0FD



A much improved and particularly spacious second floor apartment, with attractively presented accommodation and allocated parking in this popular village location.

**£795 Per Calendar Month**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	77
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

**Property to let?** We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

**Do you require lettings or property management advice?** We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

**Do you require compliance advice?** We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



### SHREWSBURY LETTINGS

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

☎ 01743 236444 ✉ [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)




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1. 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. 2. 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. 3. The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



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#### DIRECTIONS

From Shrewsbury proceed west through Radbrook and upon reaching the A5 roundabout, continue straight across onto the A488 signposted Bishops Castle. Travel through the villages of Hanwood and Pontesbury. On reaching Minsterley continue into the village and the property will be seen on the right hand side.

#### SITUATION

The property is situated in the village of Minsterley which provides a selection of basic amenities including a mini Morrisons supermarket, pub, fish and chip shop, church, primary school and veterinary surgery. About a mile away is the village of Pontesbury which has a slightly greater selection of amenities including a dental and medical practice. The county town of Shrewsbury is readily accessible for commuters with the A5 bypass giving a quick link to the M54 motorway through to Telford.



#### DESCRIPTION

Recently improved and exceptionally spacious, this second-floor apartment has been redecorated throughout and benefits from new floor coverings to most areas. The property offers a generous living room, a well-appointed kitchen with a range of fitted units, two sizeable double bedrooms, and a bathroom featuring a modern white suite. Externally, the apartment enjoys the added advantage of one allocated parking spaces within a residents-only car park.

#### GENERAL REMARKS

#### TERMS OF LEASE

Available on an assured periodic tenancy. A security deposit of 5 weeks will be required to be held by the DPS.

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### COUNCIL TAX

The property is in Council Tax band 'A' on the Shropshire Council Register.

#### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.