



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**7 Gravels Terrace. Gravels, Minsterley, Shrewsbury SY5 0JD**

**£245,000 Offers In  
The Region Of**

To view this property please call us on **01743 236 800** Ref: C7738/WM/MU

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# A delightfully presented and refurbished 3 bedroomed mid terrace cottage.

This delightfully presented and refurbished 3 bedroomed mid terrace cottage provides well planned accommodation throughout and briefly comprises : kitchen, living room, inner hallway, dining room, shower room, 3 bedrooms, a garage and 2 additional parking spaces. The property also benefits from central heating and is set on a spacious plot with countryside views.

The property occupies a delightful position located close to the Stiperstones village with its attractive Public House and Village Shop. The popular village of Minsterley is approx. 4.5 miles distance away, which again provides an excellent range of local amenities, whilst being set in picturesque countryside.



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## INSIDE THE PROPERTY

### KITCHEN

12'10" x 6'7" (3.92m x 2.01m)

With a matching range of base units, sink with mixer tap and integrated cooker

Free flowing access to :

### LIVING ROOM

12'10" x 12'6" (3.92m x 3.82m)

Window to front

Feature log burner

Access to :

### INNER HALLWAY

Door leading down to the cellar

and STAIRCASE leading to FIRST FLOOR LANDING

### DINING ROOM

6'6" x 14'0" (1.97m x 4.26m)

Base units

French doors opening out onto the rear patio area

Access to downstairs shower room.

### SHOWER CUBICLE

Large shower cubicle

Low flush WC

Wash hand basin

Window to the rear.

### CELLAR

6'10" x 10'6" (2.08m x 3.21m)

### BEDROOM 1

12'10" x 11'11" (3.92m x 3.64m)

Window to front

Fitted storage cupboards

### BEDROOM 2

11'7" x 10'6" (3.53m x 3.19m)

Window to rear.

### BEDROOM 3

12'10" x 7'2" (3.92m x 2.19m)

Window to front

## OUTSIDE THE PROPERTY

TO THE FRONT of the property is garage space with 2 additional parking spaces. A woodland staircase descends to a decking area with additional patio, ideal for outside entertaining. The GARDEN is terraced with an additional staircase leading down to an area predominantly laid to lawn, whilst being surrounded by superb countryside views.

To the rear of the property there is a cosy outside seating area enclosed on all sides by mature hedging, providing copious amounts of privacy.





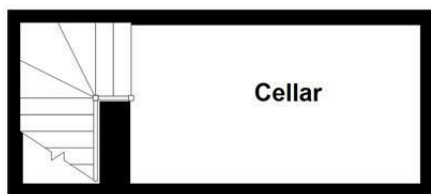




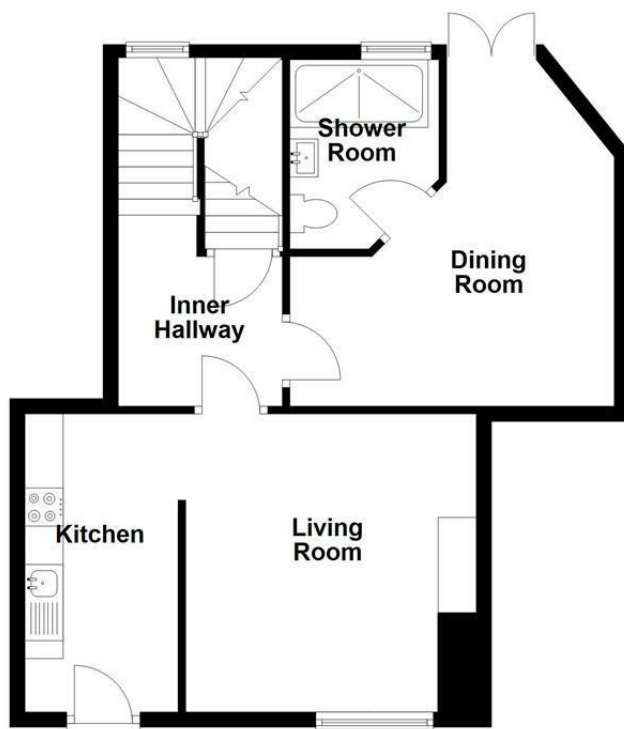
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## FLOOR PLANS ...

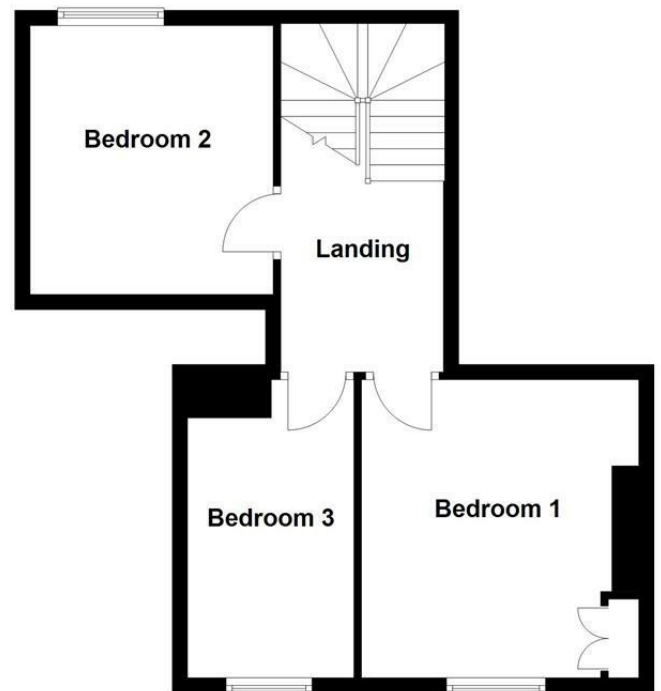
**Basement**



**Ground Floor**



**First Floor**

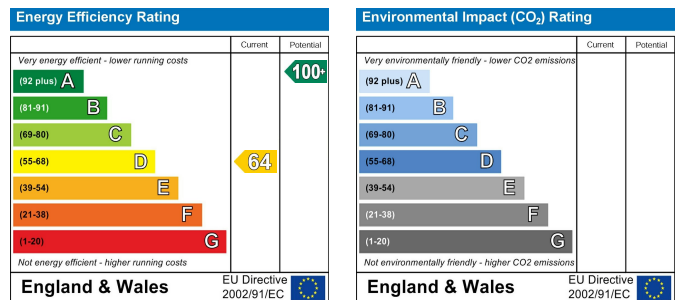


Total area: approx. 1161.0 sq. feet

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed through Hanwood, Pontesbury and Minsterley. Proceed along the A488 Plox Green Road and continue along this road through Hope and into Gravels. Turn right, signposted Gravels Bank and then immediately left down a track and after a short distance the property will be found on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water and electricity are connected. Septic tank drainage. Electric storage heaters.

### 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: A

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.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



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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