

Roger Parry & Partners

1 Ferndale Hope Valley, Minsterley, Shrewsbury, SY5 0JX





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Offers In The Region Of £225,000

A mature two bedroom semi detached home offered for sale with no upward chain. The property has been significantly improved by the current owners, enjoying a picturesque setting within an Area of Outstanding Natural Beauty.

The property briefly comprises: entrance porch, living room, and a contemporary kitchen/diner with range-style cooker. To the first floor are two well-proportioned bedrooms, along with a modern fitted bathroom, benefiting from high ceilings.

Externally, the property further benefits from a low maintenance garden with a paved patio area, ideal for al fresco dining and entertaining. There is also parking directly opposite the property, providing space for up to three vehicles.













Hope valley is an Area of Outstanding Natural Beauty on the outskirts of the village of Minsterley, 8 miles South-West of the historical market town of Shrewsbury. The area offers excellent walking routes with direct access into the Shropshire Hills. The property has direct access to the A488 for routes towards Minsterley and Shrewsbury. Nearby Minsterley and Pontesbury offer a range of local amenities including shops, restaurants and schools, with further amenities available in Shrewsbury.

Entrance Porch
With mosaic style tiled flooring.

Living Room
With wood effect flooring and a feature fireplace incorporating a decorative wood burner (requires a flue and un-caping), tiled hearth, and timber beam over, this room also benefits from uPVC double doors opening out onto the garden.

Kitchen/ Diner
Fitted with a range of contemporary wall and base units incorporating a sink set into wood effect work surfaces. The kitchen also benefits from a range-style cooker with a six-burner gas hob, complemented by a feature beam and mosaic-effect tiled splashback. There is an integrated fridge, together with space for a freezer and washing machine. Additional features include partial wall tiling to the kitchen area and wood-effect flooring throughout.

Stairs rise to first floor landing.

Bedroom
With high ceilings, wood effect flooring and useful storage cupboard.

Bedroom
With high ceilings and wood effect flooring.

Bathroom
Fitted with a white suite comprising freestanding bath with shower head attachment, wash hand basin, low level flush wc, heated towel rail, and mosaic effect tiled flooring.

Outside
The property is approached through a pedestrian gate, opening onto a paved pathway. To the side, the garden is predominantly gravelled, with a paved patio area providing an ideal space for al fresco dining. The garden is designed for ease of maintenance, making it an ideal outdoor space for those looking for a low-maintenance garden.

General Notes
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, water and drainage services are connected. We are advised that the property's heating system is fuelled by Calor gas. We understand the Broadband Download Speed is: Basic 1 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

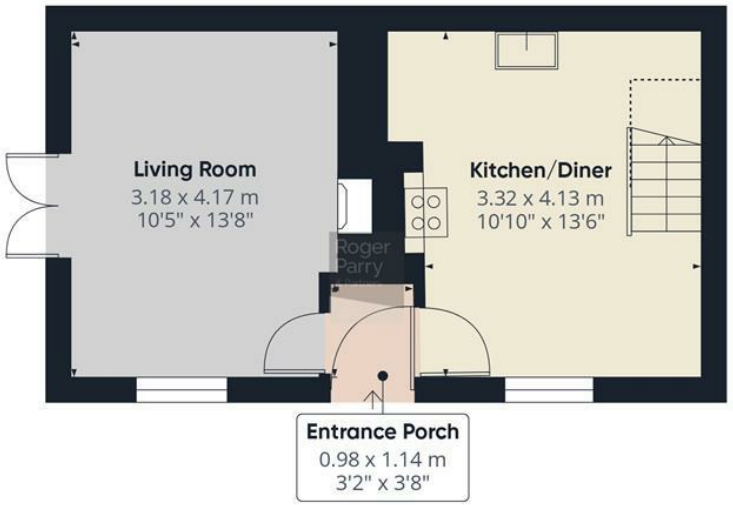
COUNCIL TAX BANDING
We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

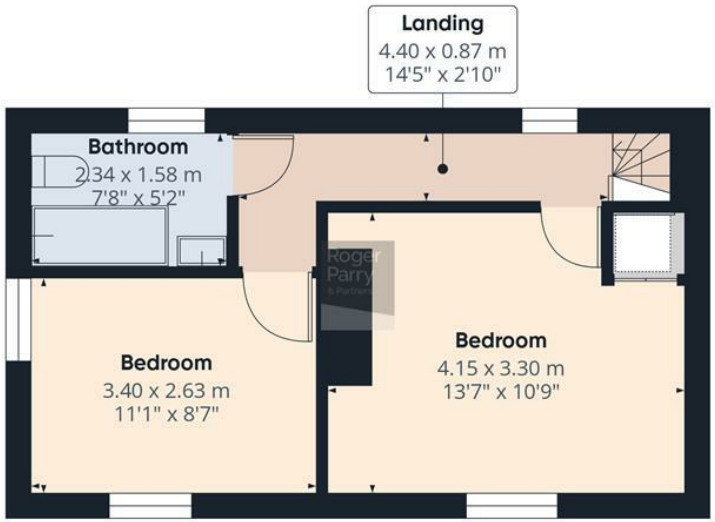
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1

Approximate total area(1)

59.8 m²

643 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire Council
Council Tax Band: A
EPC Rating: E
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

yards.procured.disputes

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould 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 photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. 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.