

7 WILLOW PARK

MINSTERLEY | SHREWSBURY | SHROPSHIRE | SY5 0EH







A highly desirable semi detached bungalow offering a deceptively spacious living space, set with parking and easily maintained gardens in this popular rural village locality.

Offers in the region of £229,950





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- **Popular village location**
- **Spacious accommodation**
- **Flexible living space**
- **Driveway parking**
- **Rear patio seating area**
- **NO ONWARD CHAIN**

DIRECTIONS

From Shrewsbury proceed west along the Bishops Castle road A488 and continue onto Pontesbury and through to Minsterley. Once in the village, and at the mini roundabout, take the first exit onto the Bishops Castle road and travel for a short distance, then turn right into Willow Park the bungalow will be found after a short distance on the left hand side.

SITUATION

The property is attractively situated in the popular village of Minsterley, which offers a selection of basic amenities including a pub, fish and chip shop, church, primary school, veterinary surgery and mini Morrisons supermarket. About two miles away is the village of Pontesbury which has a 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 and through to Telford. The property is also well placed for the nearby Hope Valley and Stiperstones which are well known amongst walkers.

DESCRIPTION

Enjoying a peaceful position on the fringe of a most appealing rural village, this particularly spacious semi-detached bungalow offers well-presented accommodation and attractive, low-maintenance gardens.

A generous entrance hall leads into the notably spacious living room, which flows nicely into the conservatory, filled with natural light and enjoying double doors that open directly onto the rear garden. A separate, well-proportioned dining room provides excellent space for formal meals or entertaining, while the fitted kitchen offers practical layout and functionality.

There are two comfortable double bedrooms, both served by a modern shower room featuring a contemporary walk-in shower.

Outside, the property benefits from ample driveway parking. The gardens have been thoughtfully designed for ease of maintenance: the front features an attractive paved area ideal for pots and seasonal colour, while the rear boasts a large patio perfect for outdoor seating and dining. Gravelled areas, useful storage sheds, and abundantly stocked shrub and flower borders complete the appealing outdoor space.

This superb bungalow offers spacious living in a sought-after rural location.

GENERAL REMARKS





ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

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

COUNCIL TAX

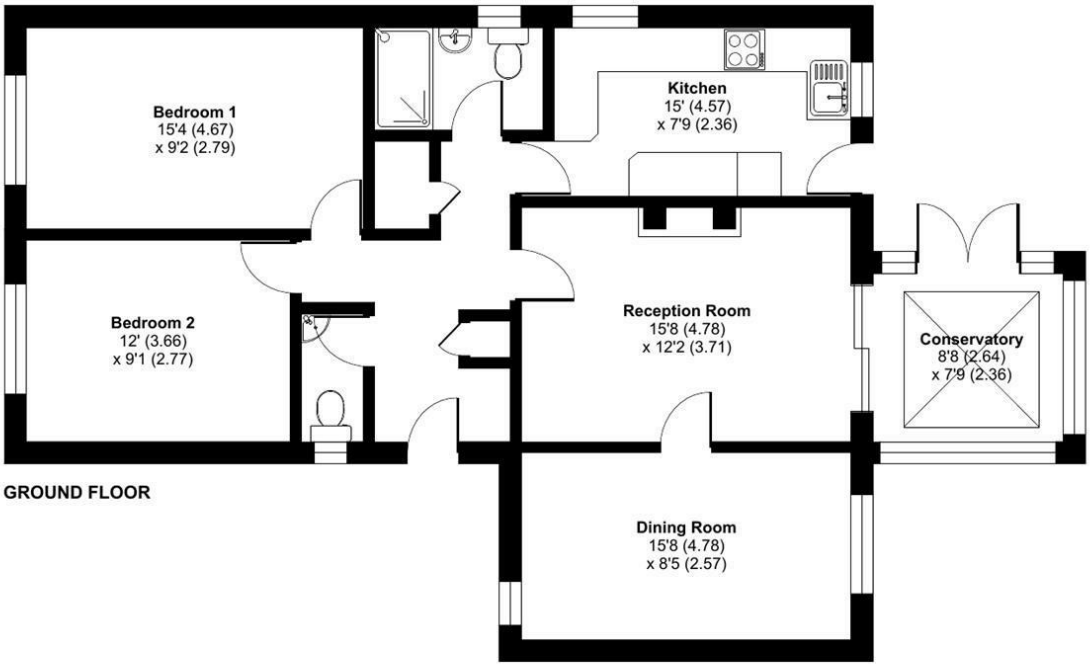
The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

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

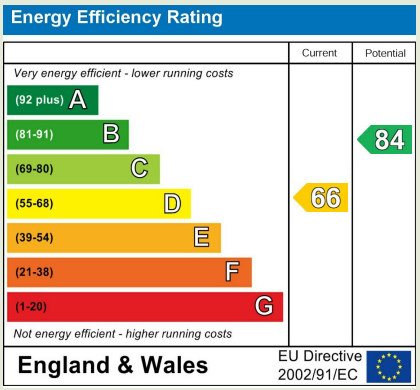
Approximate Area = 915 sq ft / 85 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1371550



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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SHREWSBURY SALES

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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.