



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**11 Callow Crescent, Minsterley, Shrewsbury, SY5 0BY**

**Offers in the Region of  
£195,000**

To view this property please call us on **01743 236 800** Ref: C7776/WM/KQ

# A well appointed two bedroom semi-detached bungalow situated within a large plot with well stocked gardens.

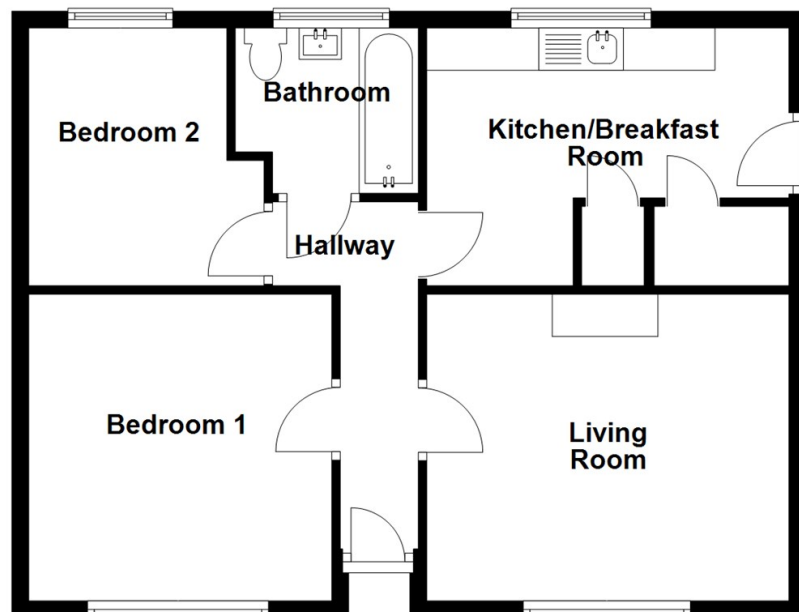
This two bedroom semi-detached bungalow occupies a pleasant position and offers scope for extension (subject to any necessary planning consents), briefly comprising; entrance hall, living room, breakfast kitchen, two bedrooms and bathroom. Large gardens with Summerhouse. The property benefits from gas fired central heating and double glazing.

The property occupies a large plot on this popular village with good local amenities within easy walking distance, being approx. 9 miles south west of Shrewsbury and surrounded by beautiful open countryside.



## FLOOR PLANS

### Ground Floor



Total area: approx. 649.0 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

11'11" x 14'1" (3.63m x 4.29m)

Feature fireplace with brick surround

### BREAKFAST KITCHEN

10'0" x 14'1" (3.05m x 4.29m)

Fitted with a range of matching wall and base units

Door to garden

### BEDROOM 1

11'11" x 11'9" (3.63m x 3.59m)

### BEDROOM 2

10'0" x 7'8" (3.05m x 2.34m)

### BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is approached over pathway which is flanked by lawn to either side with flower and shrub beds and borders and screened by hedging.

The Rear Garden is a particular feature being laid extensively to lawn again with flower and shrub beds from which there are lovely aspects over farmland and hills.

Summerhouse, providing ideal seating/entertaining area or home office.

There is on street parking a mere 60 yards walk from the property.



# HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Bishops Castle Road) just before the mini roundabout in Minsterley turn left into Callow Lane and then second right into Callow Crescent where the property will be found.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	64
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

## 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: B

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. Images may have been enhanced.

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Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

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**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones