ZJ&B
Zaza Johnson & Bath
Estate Agents

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16 Callow Crescent, Minsterley, Shrewsbury, Shropshire, SY5 0BZ

£265,000

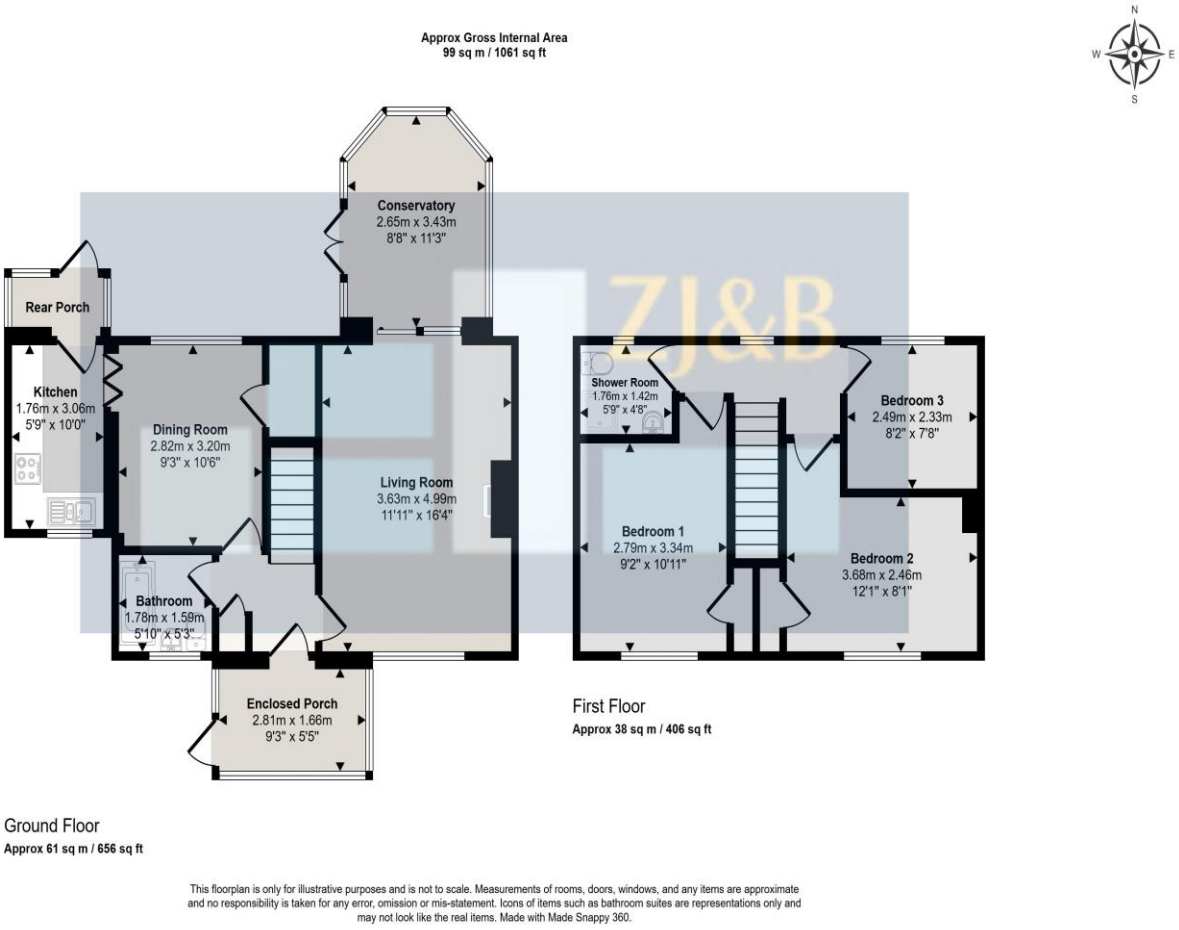
A fabulous 3-bedroom semi-detached home set is a peaceful location.







A great opportunity to purchase this fabulous three-bedroom semi-detached house which is being marketed for the first time since it was built in the mid-20th century. The property is set in a private peaceful location within the popular village of Minsterley with a driveway to the rear leading to a garage. The well-maintained accommodation is entered via a spacious enclosed porch which doubles up as a south facing conservatory. An entrance hall leads to the spacious living room with a polished stone fireplace and entry into a large Victorian style conservatory which leads onto the garden. Back to the hall where a door provides access to the generous dining room with a walk-in pantry and the kitchen which offers a range of units to two walls along with integrated oven and hob with a door to a rear porch. The ground floor layout is completed by a modern bathroom. Moving onto the first-floor landing, the two main bedrooms are situated to the front, both with built in wardrobes and views across towards Snailbeach and the Stiperstone Hills. The third bedroom is of a good size, also from the landing there is benefit of a shower room. The property is warmed by gas fired central heating and has double glazing. Outside, there are neat private gardens to the rear and side which offer a patio, lawns and productive vegetable areas. In addition to the garage, there are a useful shed/workshop and greenhouse - both with power supply.



FLOOR PLANS FOR GUIDANCE ONLY



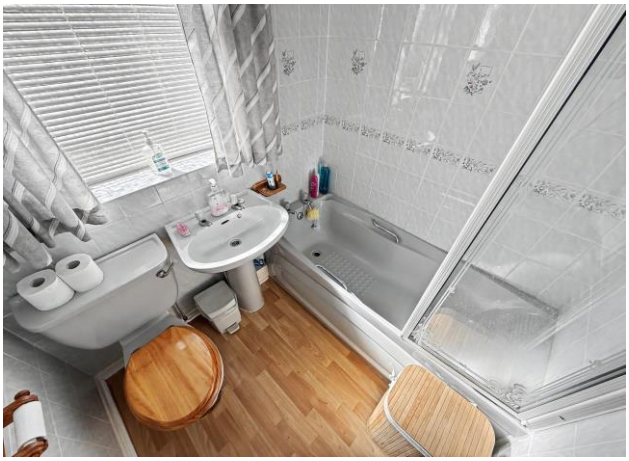




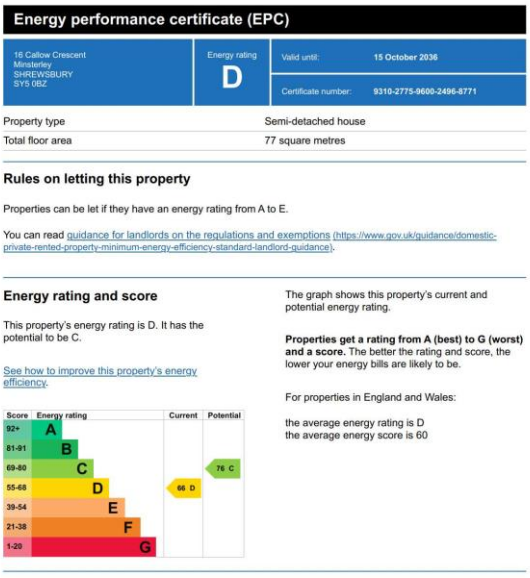












Energy performance certificate (EPC)

16 Callow Crescent
Minsterley
SHREWSBURY
SY5 0BZ

Energy rating: **D**

Valid until: **15 October 2036**

Certificate number: **9310-2775-9600-2496-8771**

Property type	Semi-detached house
Total floor area	77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



MB 25

H.M. LAND REGISTRY

TITLE NUMBER SL4426

ORDNANCE SURVEY PLAN REFERENCE SJ 3704

Scale 1/2500

COUNTY SHROPSHIRE

DISTRICT SHREWSBURY AND ATCHAM

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Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage