





15 Orchard Drive, Minsterley, Shrewsbury, SY5 0DG
Asking Price £220,000

This spacious three bedroom semi-detached house provides well planned accommodation and briefly comprises; entrance porch, living room, dining room, garden room, kitchen, three bedrooms and bathroom. Garage and parking. Neatly kept rear gardens. The property occupies a peasant and convenient position close to the centre of Minsterley, which is approximately 10 miles south of Shrewsbury. Good local amenities include a primary school, co-op supermarket, public house and a church. There is a frequent bus service to the nearby town centre.



Entrance Hall

UPVC entrance door, laminate flooring, ceiling light. Door leading into

Lounge

15'8" x 10'6" (4.79 x 3.22)

Bay window with deep sill to front, radiator, featured fireplace with electric fire, ceiling light, carpeted floor. Door leading to;

Dining Room

7'5" x 12'7" (2.28 x 3.85)

Wood style flooring, ceiling light and radiator. Access to stairs to the first floor, door to Kitchen and uPVC sliding glass doors leading to;

Conservatory

7'10" x 8'6" (2.41 x 2.61)

UPVC double glazed conservatory and door leading to the garden. Open brick wall, radiator and fan ceiling light.

Kitchen

8'0" x 9'6" (2.44 x 2.90)

With a range of eye and base level units comprising of cupboards and drawers with work surface over and incorporating a one and half bowl sink unit and drainer with mixer tap, part tiled walls, space and connection for dishwasher and dryer, gas hob, electric oven with a built in extractor fan. Window to the rear, radiator, spot light ceiling lights and doors leading through to storage cupboard. Door to garage.

Stairs rise from Dining Room to First Floor Landing with window to side and access to loft space.

Landing**Bedroom One**

9'6" x 10'7" (2.90 x 3.25)

With window to the front, radiator, 2 storage cupboards and carpeted floor.

Bedroom Two

9'11" x 9'8" (3.03 x 2.95)

With window to rear, radiator and carpeted floor.

Bedroom Three

6'0" x 7'9" (1.85 x 2.38)

With window to front, radiator and carpeted floor.

Bathroom

5'6" x 6'8" (1.68 x 2.04)

With tiled bath with electric shower attachment over, wash hand basin and WC. Complementary tiled surrounds, and window to the rear.

Outside

The property occupies an enviable cul de sac position set back from the road with driveway providing parking and leading to the Garage. The Garage has an up and over door to front and side service door to garden. The Rear Garden is mainly laid to lawn with paved area, adjacent to the Conservatory. The Garden is fully enclosed with fencing.

Garage

9'10" x 15'8" (3.00 x 4.78)

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, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 17 Mbps & Superfast 82 Mbps. Mobile Service: Good outdoor/Variable indoor. 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 B. We would recommend this is confirmed during pre-contact enquiries.

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⁾

89.4 m²
963 ft²

Reduced headroom

0.6 m²
7 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: B

EPC Rating: D

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.

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

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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 to 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 should 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 been 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.