

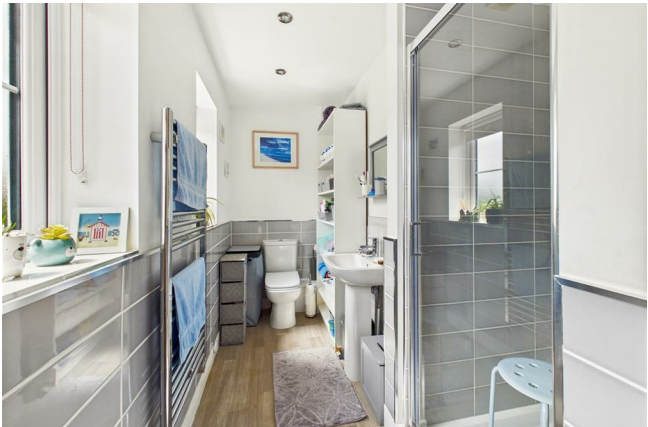




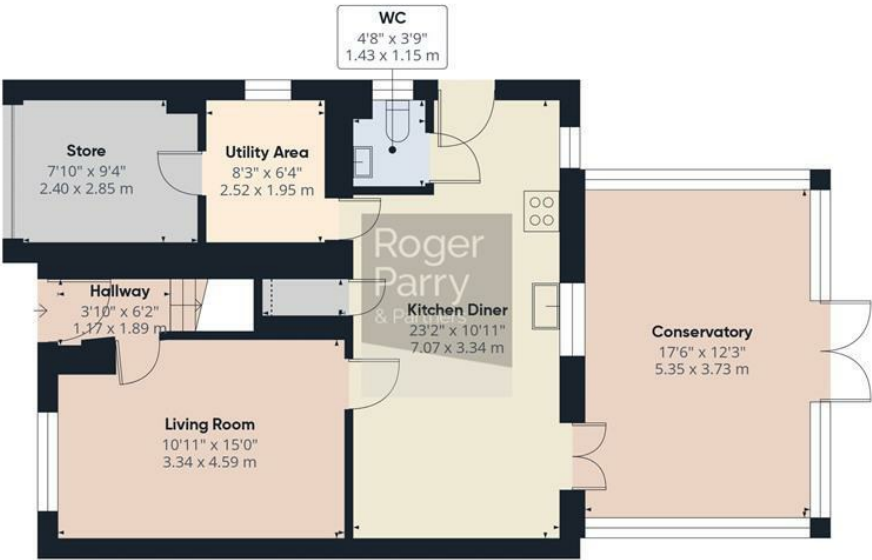
86 Orchid Meadow, Minsterley, Shrewsbury, SY5 0FB
Offers In The Region Of £325,000

A well-maintained and extended three-bedroom detached house within a popular development in the village of Minsterley, conveniently located within walking distance of local amenities. The accommodation briefly comprises of: Reception Hall, Lounge, Kitchen Diner and WC, Stunning Conservatory, Principal bedroom with en suite shower room, Two further bedrooms and Family Bathroom. The property benefits from gas central heating, double glazing, driveway parking, store and enclosed rear garden.

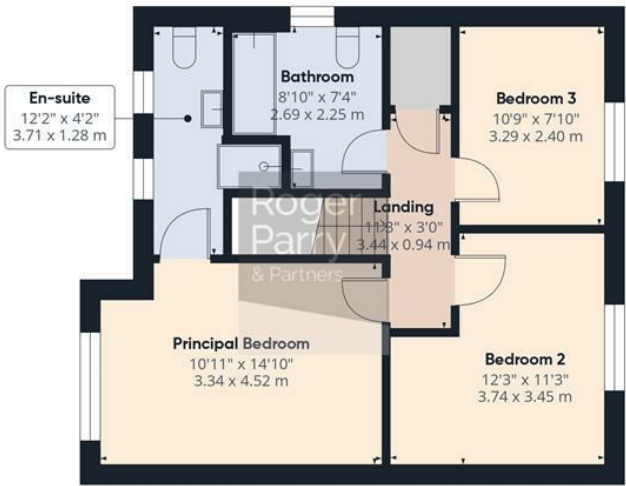




Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1327 ft²
123.3 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

Located within this favoured village location within close proximity to neighbouring village of Pontesbury and is well placed for easy access to the medieval town of Shrewsbury and local bypass linking up to the M54 motorway network.

Reception Hall

3'10" x 6'2" (1.17 x 1.89)

With tiled flooring, door leading into;

Living Room

10'11" x 15'0" (3.34 x 4.59)

Front aspect window, radiator, access to:

Kitchen Diner

23'2" x 10'11" (7.07 x 3.34)

Rear aspect window, door to garden, built-in base units with a gloss finish, laminated worktops and 1 1/2 drainer sink with draining space. Integral appliances include a fridge/freezer, electric oven, a four-ring ceramic hob, washing machine and dishwasher. Island unit with breakfast bar seating space. Radiator and deep storage cupboard. French doors give access to conservatory.

Cloakroom

4'8" x 3'9" (1.43 x 1.15)

With low flush wc, wash hand basin and heated towel rail.

Conservatory

17'6" x 12'2" (5.35 x 3.73)

A fabulous room with wooden style flooring, window to rear and French doors to garden.

Utility Area

8'3" x 6'4" (2.52 x 1.95)

With plumbing and space for washing machine and tumble dryer. Housing gas central heating boiler.

Stairs rise from Reception Hall to First floor landing with access to loft space.

Principal Bedroom

10'11" x 14'9" (3.34 x 4.52)

With window to front, radiator and fitted wardrobes.

En suite shower room

12'2" x 4'2" (3.71 x 1.28)

With low flush w.c., pedestal sink with a tiled splashback, shower unit with a fully tiled surround, extractor fan, and a stainless-steel towel rail. Window to front.

Bedroom Two

12'3" x 11'3" (3.74 x 3.45)

With radiator and window.

Bedroom Three

10'9" x 7'10" (3.29 x 2.40)

With radiator and window.

Bathroom

8'9" x 7'4" (2.69 x 2.25)

With low flush w.c., pedestal sink with a tiled splashback, panelled bath with shower unit with tiled surround, extractor fan, and a stainless-steel towel rail. Window to side.

Outside

The property is situated in a private cul de sac location, to the front the property benefits from lawn area with driveway for parking and Ev charging point. The driveway leads to a STORE with up and over door. Gated side access leads to the rear garden which is mainly laid to lawn with paved patio and fully enclosed with fencing.

Agent Note**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 understand the Broadband Download Speed is: Standard 17 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good Outdoor, Variable In-home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. 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: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.



General Services:

Local Authority: Shropshire

Council Tax Band: D

EPC Rating: B

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.

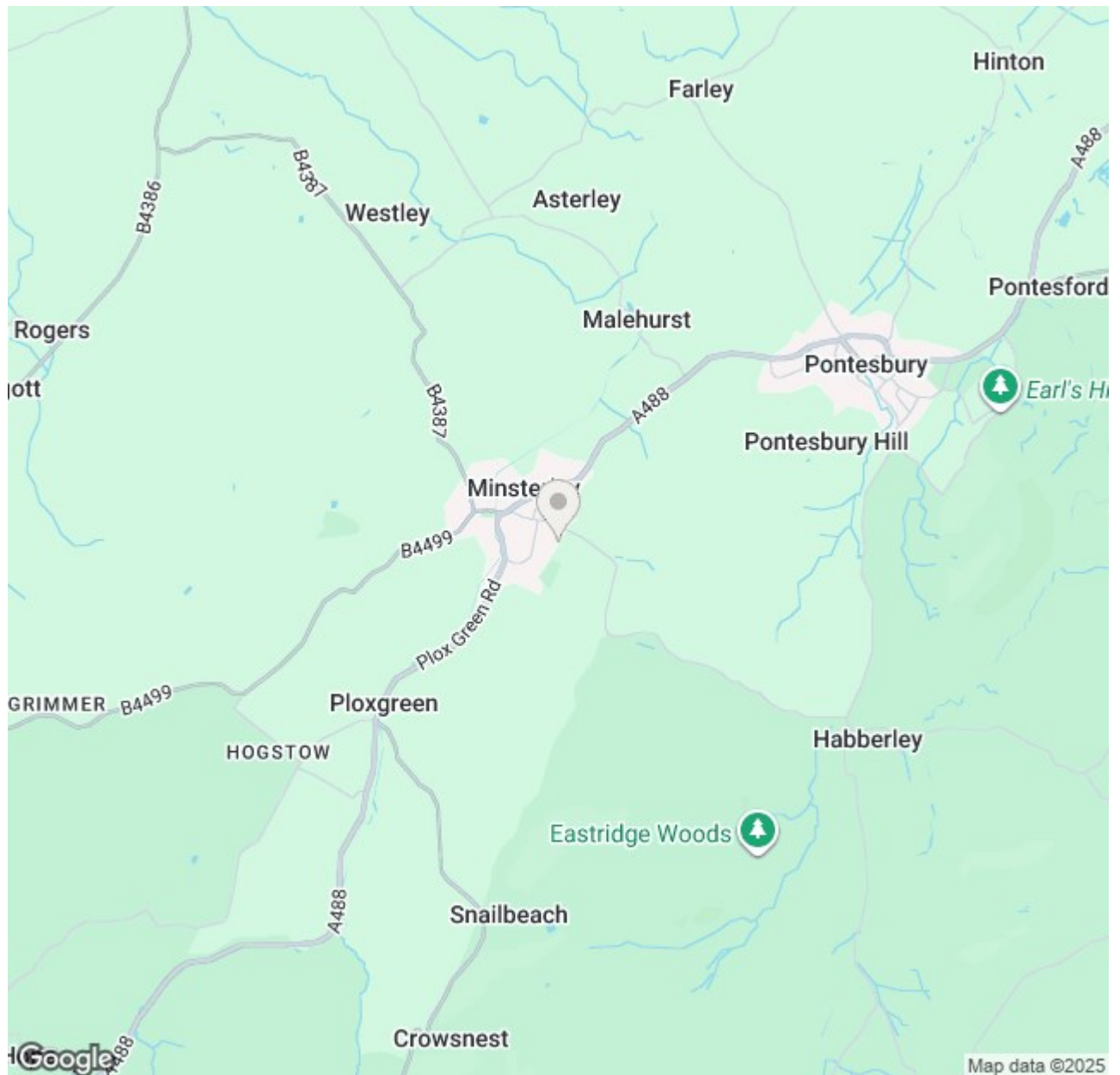
Viewing arrangements

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



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.