







60 Callow Crescent, Minsterley, Shrewsbury, SY5 0DB  
Offers In The Region Of £239,500

A well-presented large three-bedroom semi-detached house situated in the popular village of Minsterley, the property is set-in good-sized gardens with extensive off-road parking and accommodation briefly comprising; entrance hall, through sitting room, kitchen dining room, downstairs shower room, three good size bedrooms, upstairs together with further WC. The property has the benefit of gas fire central heating, UPVC double glazing throughout. Minsterley has a good selection of amenities including junior school, pub, small supermarket and church. Further amenities can be found at the nearby village of Pontesbury.





Entrance canopy to panel and leaded glazed front door to

**ENTRANCE HALL**

6'3" x 5'5" (1.91 x 1.66)

with wood effect laminate flooring, radiator, double power point, telephone point, central light point, staircase leading to 1st floor. Glazed and wooden door to

**LIVING ROOM**

11'9" x 16'4" (3.59 x 4.99)

Marble fireplace, raised hearth and wood surround with coal effect gas fire. Double radiator, central light, TV aerial socket, Power Point, UPVC double glazed window to the front, double glazed sliding patio doors to the rear.

**KITCHEN/DINING ROOM**

16'3" x 10'5" (4.97 x 3.20)

With a range of shaker style units comprising one and a half single drainer sink unit set into wood effect laminate works surfaces. Range of cupboards and drawers under. Space and plumbing set for automatic washing machine, built-in stainless steel hob unit with stainless steel extractor hood above, space for upright freezer alongside matching works surfaces to adjacent walls with further range of cupboards with tiled splash to walls and incorporating display cabinet. Built-in double oven set into housing with storage and drawers above and below. Tiled effect laminate flooring, radiator, central light points and power points. Large double glazed window to the rear overlooking gardens with matching service door alongside with further double glazed window to the side, door to large useful under stairs storage cupboard with window to rear.

**SHOWER ROOM**

6'1" x 5'5" (1.86 x 1.67)

Fitted with modern suite comprising vanity wash basin with tiled splash and storage cupboards under, WC, corner shower cubicle with sliding doors with fitted electric shower, extractor fan, central light point, chrome ladder style radiator. Double glazed window to the front.

From entrance hall stairs with handrail leads to First floor Landing with radiator, powerpoint, central light point, double glazed window overlooking gardens. The landing gives access to bedroom accommodation comprising;

**BEDROOM ONE**

9'5" x 13'4" (2.88 x 4.07)

With radiator, power and lighting points, built-in storage cupboard with shelving and incorporating gas fired boiler supplying domestic hot water and central heating. UPVC double glazed window to the front.

**BEDROOM TWO**

12'0" x 8'1" (3.66 x 2.47)

With radiator, power and lighting points, door to cupboard. UPVC double glazed window to the front.

**BEDROOM THREE**

8'3" x 8'0" (2.52 x 2.44)

With radiator, power and lighting points, UPVC double glazed window overlooking private rear gardens

**UPSTAIRS W.C.**

5'10" x 2'8" (1.8 x 0.83)

Incorporating WC, central light point, double glazed window to the side.

**OUTSIDE**

The front the property is approached through double five bar wooden gates onto gravel driveway providing extensive off-road parking for 2-3 cars. The front garden is laid to lawn surrounded by well stocked flower and shrub borders with concrete pathway leading up to the front door and further wooden gate giving access to Callow Crescent. Front gardens are enclosed by a variety of mature hedging. Wooden gate situated the side leads around to the rear gardens, there is a large paved patio extended across the width of the property which can also be accessed from the kitchen diner and sitting room. Concrete path from the front leads round to the rear, outside light and outside water tap, good sized gardens are laid to lawn incorporating well stocked flower borders with further large gravel area situated beyond with small pond, raised flowerbeds and a variety of fruit trees. Timber felt garden store situated the rear of the garden.

**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, gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 22 Mbps & Superfast 80 Mbps. Mobile Service: Limited. 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 B. 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.

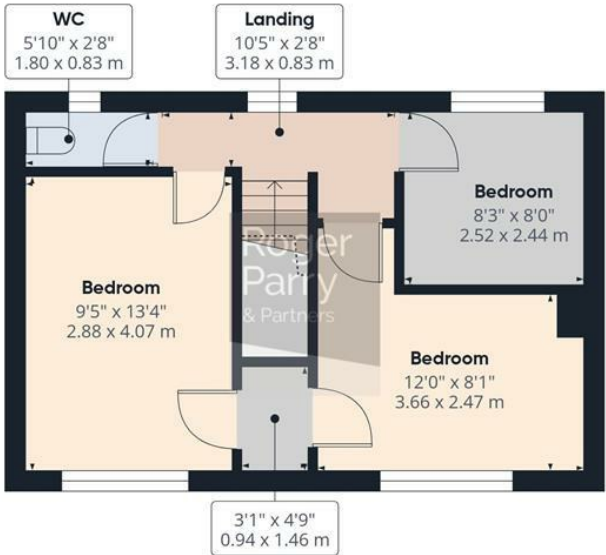
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Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

821 ft<sup>2</sup>  
76.2 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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



## General Services:

**Local Authority:** Shropshire

**Council Tax Band:** B

**EPC Rating:** C

**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.

## Directions:

From Shrewsbury take the A488 Bishops Castle Road, travel through the villages of Hanwood and Pontesbury. On reaching Minsterley continuing to the centre of the village to the roundabout, taking the first turning off, continue past the village hall, taking the next turning onto Callow Crescent, continue up the road and number 60 is situated on left-hand side indicated by The for sale sign.

## 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.