





22 Ash Lea, Minsterley, Shrewsbury, SY5 0BU
Offers In The Region Of £215,000

An extended, deceptively spacious, modern three bedroom semi detached house with enclosed rear garden and off street parking located in a quiet cul de sac location. The property has well designed accommodation that comprises of reception hall with ground floor shower room, dining room, living room, kitchen diner, conservatory, principal bedroom with en suite shower room, two further bedrooms and family bathroom.



The property occupies a very convenient position in this popular residential locality close to the centre of the village of Minsterley having a comprehensive selection of local amenities and being only 1.5 miles away from the larger village of Pontesbury, and approximately nine miles southwest to the centre of the county town of Shrewsbury. The Shrewsbury bypass is easily accessed providing rapid travel to Telford and the West Midlands and also to mid and north Wales.

Reception Hall**Living Room**

With bay window to front and further side window, laminate wooden style flooring, radiator and wooden fire surround housing gas fire.

Kitchen Diner

Fitted with an extensive range wooden style fronted base units incorporating sink unit with mixer tap, matching range of eye level units, built in oven with gas hob and extractor hood over, space for fridge and space and plumbing for washing machine. Under stairs storage cupboard, radiator, window to rear garden and sliding patio doors leading into;

Conservatory

Brick-built double-glazed conservatory, windows and French doors to garden.

Dining Room

With radiator, window to rear and French doors to garden. Vaulted ceiling with velux window.

Shower Room

Fitted with low flush wc, wash hand basin and corner shower unit with sliding glass doors. Part tiled surround to walls and window to front.

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

Principal Bedroom

With window to front, radiator and door to

En Suite

Fitted with low flush wc, wash hand basin and shower unit with folding glass doors. Window to side, part tiled surround to walls and radiator.

Bedroom

With window to rear, radiator and access to airing cupboard.

Bedroom

With window to front and radiator.

Bathroom

Fitted with panelled bath, wash hand basin and wc. Part tiled surround to walls, window to rear and radiator.

Outside

The property is located in a quiet cul de sac location, approached over a driveway, the property provides parking for two vehicles. Gated side access leading to the rear garden, comprising of a paved patio, good sized lawn space, space for vegetable patches and pathway leading to garden storage sheds. The whole garden is enclosed by fencing.

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 16 Mbps & Superfast 83 Mbps. Mobile Service: Limited/ Likely. 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 C. We would recommend this is confirmed during pre-contact enquires.

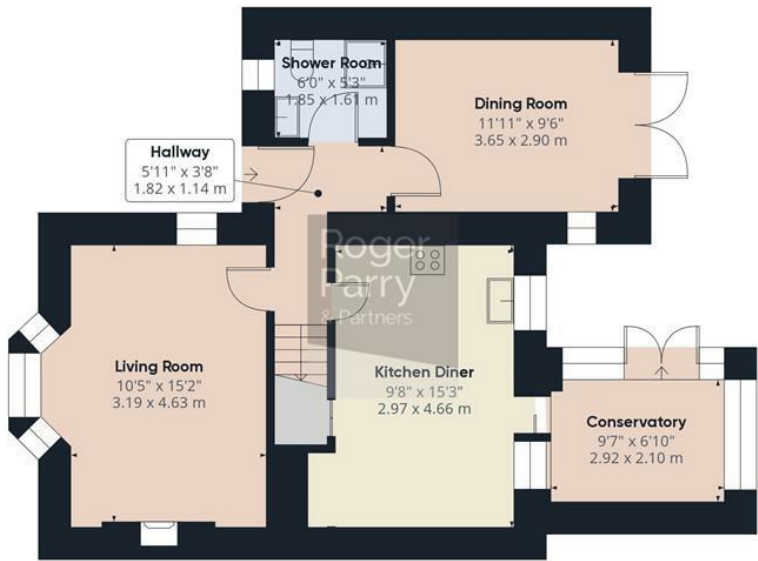
SURVEYS

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.

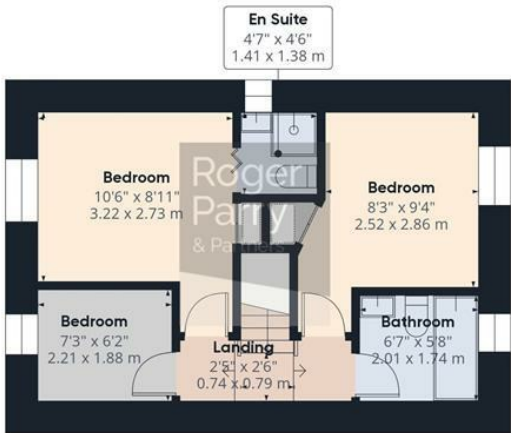
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

930.22 ft²
86.42 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: C

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.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

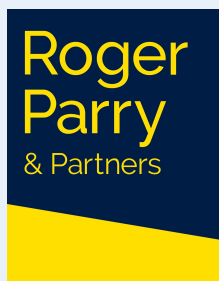
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

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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.