





47 Orchid Meadow, Minsterley, Shrewsbury, SY5 0FB
Offers In The Region Of £239,995

A well-maintained three-bedroom semi detached house within a popular development in the village of Minsterley, conveniently located within walking distance of local amenities. The accommodation briefly comprises of: Spacious lounge, Kitchen and WC, Principal bedroom with en suite shower room, Two further bedrooms and Family Bathroom. The property benefits from gas central heating, double glazing, driveway parking and enclosed rear garden backing onto open fields.



Living Room

Front aspect window, radiator, access to:

Kitchen/ Diner

Rear aspect window, door to garden, built-in base units with a gloss finish, laminated worktops and an integral resin sink with draining space. Integral appliances include a fridge/freezer, electric oven, a four-ring ceramic hob dishwasher and a washing machine. Radiator and deep storage cupboard. Access to:

Cloakroom

Fitted with low flush W.c, pedestal sink with tile splashback, stainless-steel heated towel rail, extractor fan.

Stairs lead to First floor landing with radiator and access to loft space.

Principal Bedroom

Front aspect window, built-in cupboard over stair block, TV aerial connection and radiator.

Ensuite Shower Room

Rear aspect frosted window, w.c., pedestal sink with a tiled splashback, double shaving socket, corner shower unit with a fully tiled surround, extractor fan, and a stainless-steel towel rail.

Bedroom

Rear aspect window with pleasant views, TV aerial connection, and radiator.

Bedroom

Rear aspect window and radiator.

Bathroom

Paneled bath with an integral shower, glass shower screen, and an integral shower, fully tiled surround, w.c., pedestal sink and a stainless-steel heated towel rail.

Outside

The rear garden is laid-to lawn with a large paved patio and decked seating area, fully enclosed with fencing and gated access to front. There is a small laid-to lawn area to the front of the property with two off-road parking spaces to the side of the property.

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 1800 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 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: 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)



Local Authority: Shropshire Council

Council Tax Band: C

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.