

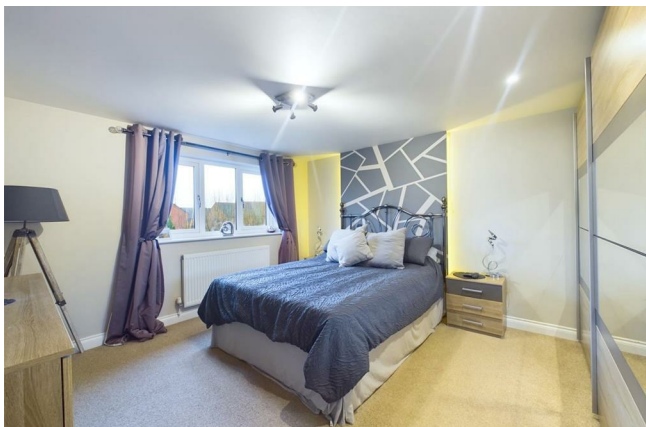




2 Willow Park, Minsterley, Shrewsbury, SY5 0EH
Offers In The Region Of £299,000

An immaculately presented, modern three bedroom detached house set on a generous plot with private garden, ample off street parking and store. The property has well designed accommodation that comprises of reception hall with cloakroom, living room with clear view log burner, large kitchen/dining room which makes an ideal space for entertaining and utility room. The first floor has three bedrooms and a four piece family bathroom.

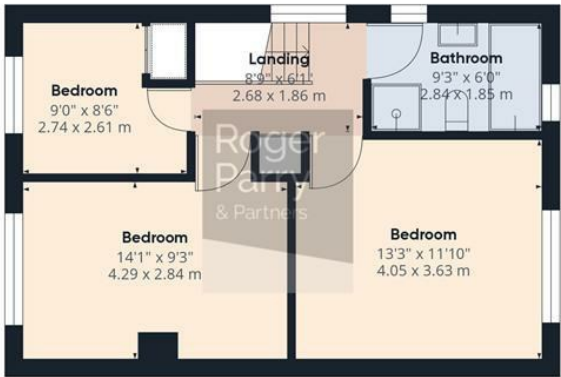




Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾
1129.43 ft²
104.93 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360

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

With oak style wooden flooring, radiator, window to side, door providing access into;

Cloakroom

With low flush wc and wash hand basin set into vanity unit with mixer tap and tiled splashback. Tiled flooring, radiator and window to side.

Living Room

With window overlooking the pleasant front aspect, radiator, polished slate effect fire hearth with clear view log burner.

Kitchen Diner

Fitted to a high standard, having an extensive range of granite effect work surfaces and upstands, together with a Oak breakfast bar. Cream shaker range of under cupboards incorporating Belfast sink with mixer tap, integrated dishwasher and combination grill, space for American fridge freezer, extensive range of matching eye-level wall cupboards. Space for master range style cooker. Radiator, inset ceiling lights, window and French doors to the rear garden. Tiled flooring with electric under floor heating and deep downstairs storage cupboard. Door leading into;

Utility

With tiled floor, wooden effect laminated work surfaces with under cupboards incorporating inset circular stainless steel sink unit with mixer taps, space and plumbing for washing machine, space for tumble dryer, radiator, housing gas central heating boiler. Door and window to the rear, inset ceiling lights, extractor fan and door leading to Store.

Feature staircase with Oak and glass balustrade rises from reception hall to first floor landing which provides accessing to airing cupboard and partly boarded loft space.

Bedroom

With window to rear and radiator.

Bedroom

With window to front and radiator.

Bedroom

With window to front, radiator and build in storage.

Family Bathroom

A spacious room, fitted with a modern suite comprising of bath with mixer taps and shower attachment, wash hand basin with mixer taps set into vanity unit, low flush wc and corner shower unit with sliding glass doors. Tiled floor and tiled surround to walls. Window to rear, inset ceiling lights, heated towel rail and extractor fan.

Outside

The property is located in a quiet cul de sac location, approached over a driveway, the property provides parking for three vehicles and leading to the GARAGE/ STORE with concrete floor, electric rolling door, power and lighting supply. To the front garden there is an attractive lawned area. Gated side access leading to the generous rear garden, comprising of a paved patio with cold outside tap, good sized lawn space to rear, leading onto decked terrace with gate to the Brook. The whole garden is enclosed by fencing and hedging.

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 330 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk for surface water is: High and River/ sea is: 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

Council Tax Band: D

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.

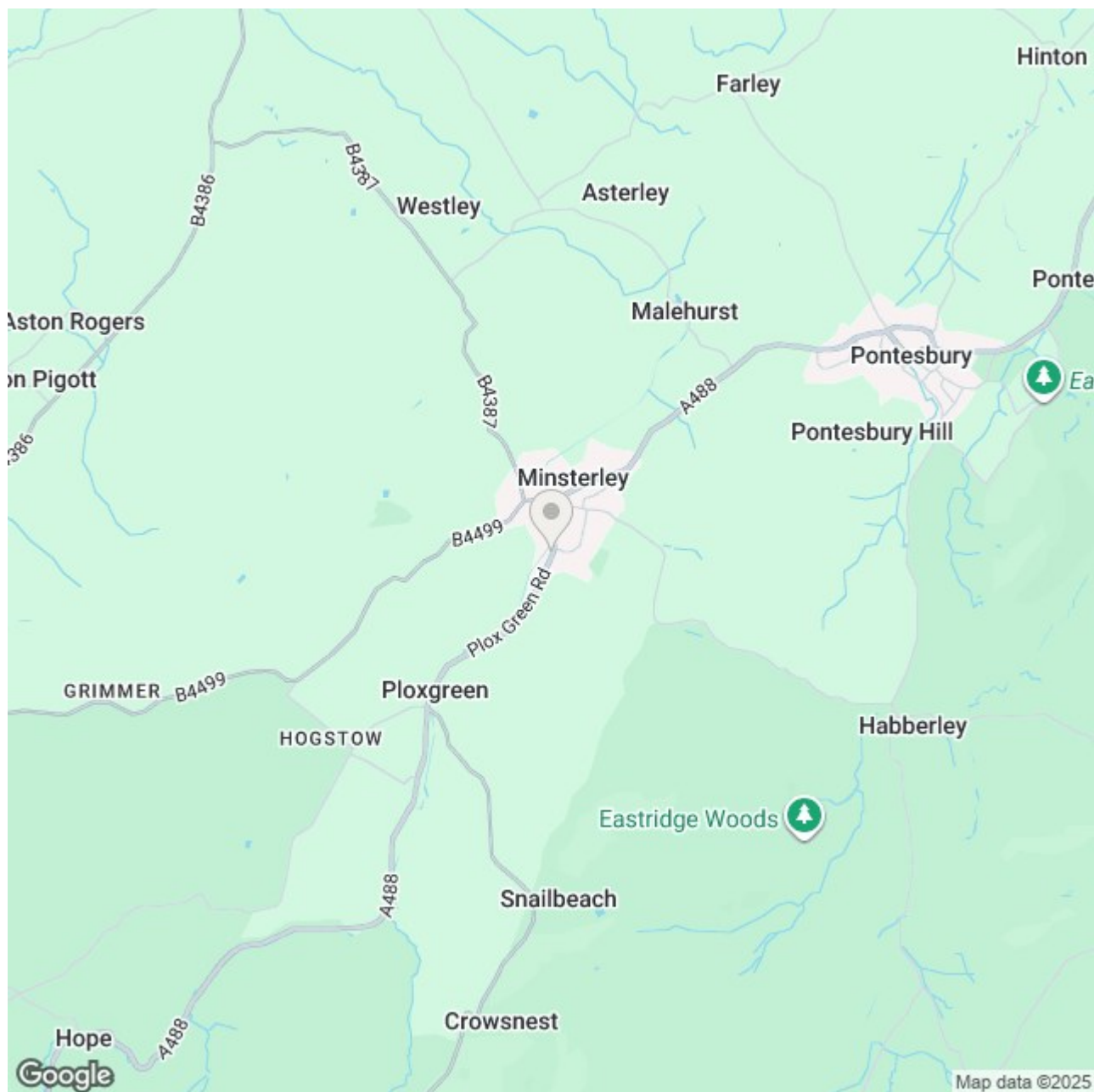
Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
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 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.