





68 Callow Crescent, Minsterley, Shrewsbury, SY5 0DB
Offers In The Region Of £219,950

A spacious semi-detached property situated on the outskirts of the popular village of Minsterley providing well-proportioned accommodation comprising entrance hall, through sitting room, extended dining room/ family room, kitchen, downstairs shower room. Upstairs there are three good size bedrooms and WC. The property has excellent off-road parking situated to the side of the property with further double tandem garage. Set in gardens with the added benefit of gas central heating and double glazing. The property will benefit from some modernisation and upgrading but offers an excellent opportunity for first time buyers and young families looking for a spacious family home.



Entrance Porch

3'7 x 2'8 (1.09m x 0.81m)

With double-glazed opaque glass windows to the side leading to:

Glazed uPVC door to:

Entrance Hall

6'3 x 5'6 (1.91m x 1.68m)

With Quarry tiled flooring, central light point, double power points, radiator, staircase leading to first floor.

Entrance hall gives access to:

Sitting Room

12 x 16'5 (3.66m x 5.00m)

With Quarry tiled flooring, brick-built fireplace set to original chimney breast with alcove to the side, two radiators, power and lighting points, TV aerial socket, uPVC double glazed window to the front and rear, coving to ceiling.

Entrance Hall gives access to:

Dining Room

9'4 x 10'3 (2.84m x 3.12m)

With one double and one single radiators, power and light points, door to useful stairs storage cupboard, double glazed window to the side, sliding patio doors lead to rear gardens, door leads through to:

Kitchen

5'9 x 10'3 (1.75m x 3.12m)

With range of units comprising stainless steel sink unit set into laminate work surface, extending to three wall sections, with range of cupboards and drawers under, space for cooker with electric cooker point, space and plumbing set for washing machine, range of cupboards to one wall, double glazed uPVC window to the side, power and lighting points, uPVC panel and glazed door leads to:

Side Porch

6'2 x 3'6 (1.88m x 1.07m)

With ceramic tiled flooring, built-in storage cupboard, double glazed window to the rear and service door to the side.

Entrance hall gives access to:

Downstairs Shower Room

6 x 5'5 (1.83m x 1.65m)

With fully tiled corner shower cubicle, with concertina door and fitted shower attachment, wash hand basin with storage covers, WC. Fully tiled to shower area, half tiled to remaining wall sections, ceramic tile flooring, chrome ladder style radiator, extractor fan, uPVC double glazed window to the front.

From Entrance Hall stairs to:

Naturally Lit Landing

9'9 x 2'11 (2.97m x 0.89m)

With radiator, central light point, uPVC double glazed window to the rear, landing gives access to:

Bedroom accommodation comprising:

Bedroom One

9'4 x 13'1 (2.84m x 3.99m)

With radiator, power and lighting points, built-in airing cupboard with cylinder, further built-in cupboard with range of shelving, UPVC double glazed window to the front.

Bedroom Two

11'10 x 8'2 (3.61m x 2.49m)

With radiator, power and lighting points, built-in wardrobe with hanging rail, UPVC window to the front.

Bedroom Three

8'8 x 7'10 (2.64m x 2.39m)

With radiator, power lighting points, uPVC window overlooking rear gardens, door to:

Cloakroom/ wc

5'11 x 2'11 (1.80m x 0.89m)

With WC, wash and basin, radiator, vinyl floor covering, uPVC double glazed opaque glass window to the rear.

Outside Front

The property is approached through a wrought iron pedestrian gate with paved pathway leading up to the front door. Front gardens laid to large, gravelled area and enclosed by range of walling and mature fencing, Separate vehicular access situated to the side of the property leads on to concrete and gravelled area providing extensive off-road parking for a number of cars and giving access to:

Detached brick built double tandem garage

With up over door, concrete floor, lighting points, windows and service door to the side.

Rear Gardens

From dining room/family room steps lead down to paved pathway with concrete patio set to one side, lawns extending surrounded by flower borders and closed by variety fencing range of outside lights.

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 61 Mbps. Mobile Service: Limited. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

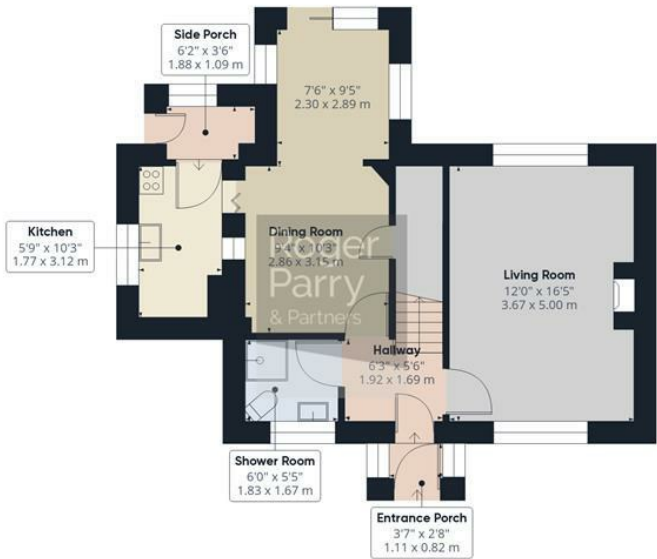
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

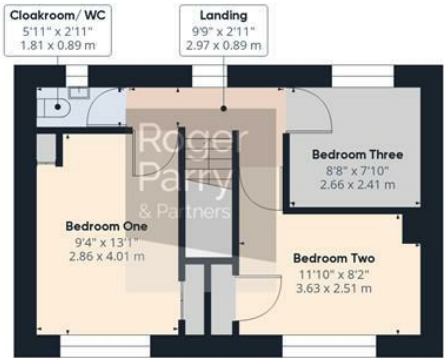
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

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



Ground floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
917.08 ft²
85.2 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority: Shropshire Council

Council Tax Band: B

EPC Rating: D

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, continue through the villages of Hanwood and Pontesbury, on reaching Minsterley, continue into the centre of the village taking the first turning off the roundabout. Carry on past the village hall taking the next left turning onto Callow Crescent, number 68 is situated on the left-hand side indicated by the 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.