







**4 Bath Mews, Minsterley, Shrewsbury, SY5 0FD**  
**Offers In The Region Of £225,000**

A much improved four-bedroom house located in the popular village of Minsterley, walking distance to a primary school, local shop and public house and just 10 miles South-West of the historic market town of Shrewsbury. The property offers excellent living space for a growing family or couple looking to be in the heart of a busy rural village. The property is very well presented with accommodation briefly comprises an entrance hall, kitchen, living room, four bedrooms, a family bathroom and en-suite to the main bedroom.





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.

**Entrance Hall**

uPVC front door, radiator, wooden style flooring and stairs to the first floor with storage underneath.

**Cloakroom**

With wooden style flooring, W.C and sink and radiator.

**Fitted Kitchen**

With tiled floor with a front aspect window, built-in base and wall units with laminated worktops and tiled splashbacks, integrated appliances include a one-and-a-half bowl stainless steel sink with draining space, a four ring gas hob with electric oven below and fridge/freezer. Space and plumbing for washing machine and dishwasher.

**Living Room**

With bay windows to the rear aspect including French doors, wooden style flooring, raised health hearth with space for electric fire and radiator.

Stairs rise from Entrance Hall to First floor landing with access to

**Bedroom Two**

Rear aspect window, built-in single wardrobe, and radiator. This room offers versatility and is currently being used as a second reception room.

**Bedroom Three**

L shaped bedroom, front aspect window, and radiator.

**Family Bathroom**

Half tiled walls, fitted panelled bath, W.C. and wash hand basin and radiator.

Stairs rise from First Floor Landing to Second Floor Landing

**Principal Bedroom**

Rear aspect recessed window and radiator.

**En Suite Shower Room**

Half-tiled walls, corner shower unit with mains shower, and a fully tiled surround, W.C, wash hand basin and radiator.

**Bedroom**

Recessed front aspect window with pleasant views, radiator.

**Outside**

The rear garden can be accessed via steps down from the living room French doors and comprises a patio area and a rear gate onto the two allocated parking spaces.

**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 18 Mbps & Superfast 98 Mbps. Mobile Service: Good outdoor. We understand the Flood risk for River's and See is: Medium and Surface Water 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**

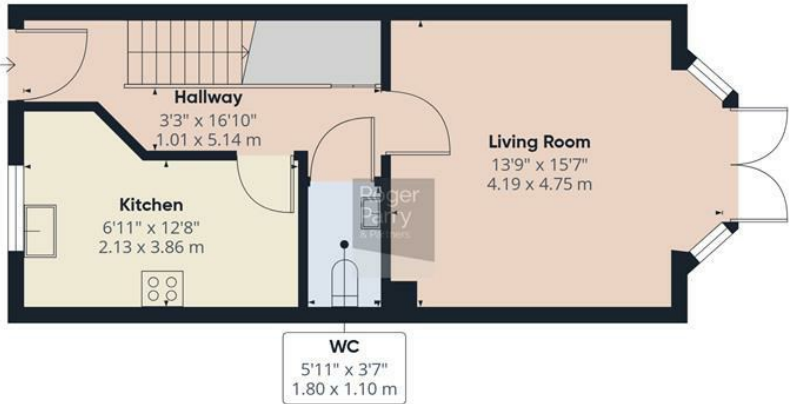
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

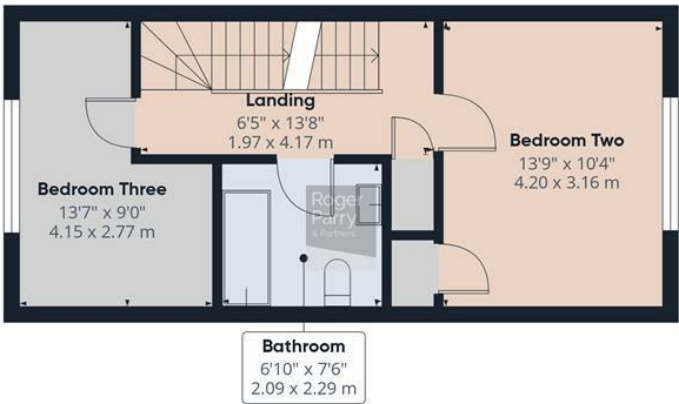
MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

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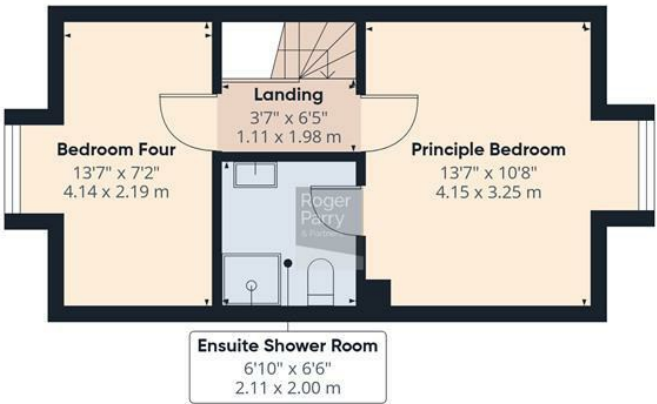
Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1119 ft<sup>2</sup>  
103.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



**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:

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.