





25 Hawthorn Road, Minsterley, Shrewsbury, SY5 0DQ
Offers In The Region Of £320,000

A spacious three bedroom detached home situated in the popular village of Minsterley.

The accommodation briefly comprises an entrance hall, downstairs cloakroom, spacious living/dining room with gas fire, fitted kitchen and a sun room overlooking the rear garden. To the first floor are three well proportioned bedrooms and a family bathroom.

Externally, the property benefits from driveway parking, a garage, and attractive front and rear gardens, making it an ideal family home.



The property occupies a convenient position within the popular village of Minsterley, which offers an excellent range of everyday amenities including a petrol station, primary school, public house and regular bus service to Shrewsbury. The neighbouring village of Pontesbury also provides a wider selection of shops and local facilities. For outdoor enthusiasts, the village serves as a gateway to the Shropshire Hills Area of Outstanding Natural Beauty, offering an abundance of scenic walking and cycling routes, together with breathtaking countryside views right on your doorstep.

Entrance Hall

With fitted carpets, understairs storage cupboard and cloaks cupboard.

Downstairs Cloakroom

With low level flush wc, wash hand basin and tiled flooring.

Living/ Dining Room

With fitted carpets, feature fireplace with gas fire set to a marble style hearth with matching fire surround, uPVC double French doors lead out to the rear garden.

Kitchen

With a range of matching wall and base units incorporating fitted work surfaces, a 1½ bowl single drainer sink with stainless steel mixer tap, integrated oven with four-ring electric hob and extractor hood over, together with space and plumbing for a washing machine and space for a fridge.

Inner Hallway

With tiled flooring, providing access to the garage and sunroom.

Sunroom

With tiled flooring and door providing access to the rear garden.

Bedroom

With fitted carpets and wardrobes.

Bedroom

With fitted carpets.

Bedroom

With fitted carpets.

Family Bathroom

Fitted with a white suite comprising panelled bath with shower unit above, wash hand basin, low level flush wc, heated towel rail and tiled flooring.

Outside

To the front of the property is a lawned garden with a variety of mature shrubs and

bushes. A paved pathway leads to the front entrance, while to the side of the garden a tarmac driveway provides good off-road parking for two vehicles. The rear garden is a particular feature of the property, offering an attractive and well maintained outdoor space. It comprises a generous paved patio and sun terrace, ideal for al fresco dining and entertaining, together with a lawned garden, timber garden shed and glazed greenhouse. Well stocked borders are planted with a variety of mature shrubs, plants and bushes, and there is an outside lighting point. The garden enjoys a good degree of privacy and is enclosed by mature 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 313 Mbps. Mobile Service: Good outdoor. 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 C. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

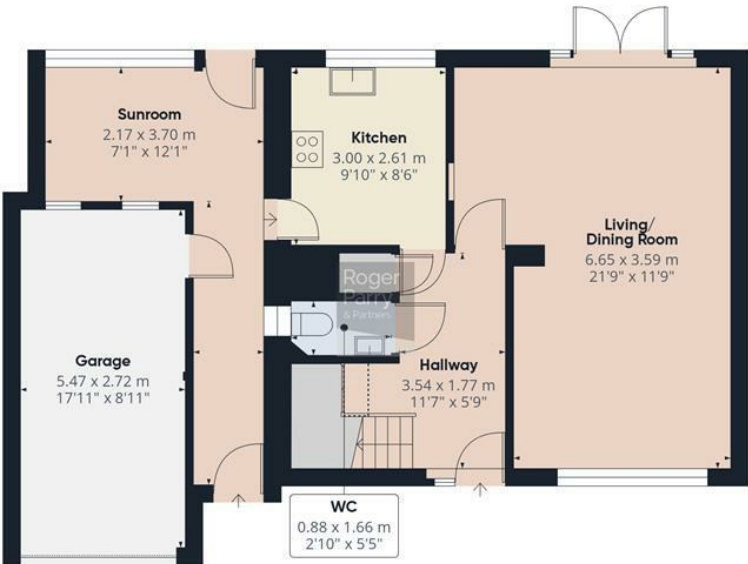
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

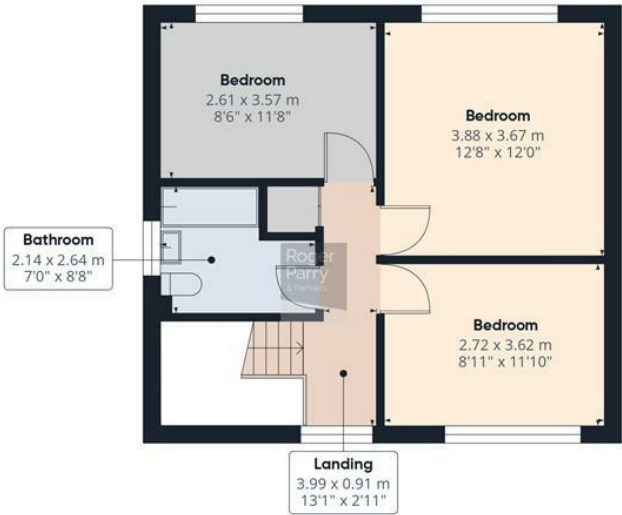
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MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (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⁾

119.7 m²
1288 ft²

Reduced headroom

0.3 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: E

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.