





48 Ash Lea, Minsterley, Shrewsbury, SY5 0BU
Offers In The Region Of £190,000

A modern semi detached property situated in the popular village of Minsterley, with accommodation briefly comprising entrance hall, sitting room, kitchen/dining room, two bedrooms and family bathroom. The property has the added benefit of gas central heating, double glazing, driveway parking and rear garden.



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

With radiator and laminate effect wooden style flooring.

Sitting Room

With laminate effect wooden style flooring, radiator, window to front and under stairs storage cupboard.

Kitchen Diner

With range of modern units comprising: single sink unit set into laminate work effect laminate worksurface, with range of cupboards and drawers under, space for cooker with extractor hood over and tiled splash to walls, range of eye level cupboards. Space for fridge freezer. Radiator and laminate effect wooden style flooring. Space and plumbing for washing machine. Window and French doors overlooking garden.

Stairs rise from entrance hall to First floor landing with access to loft space, window to side.

Bedroom

With two windows to front, radiator and two storage cupboards/ wardrobes.

Bedroom

With window to rear, radiator and built in wardrobe.

Bathroom

Fitted with modern white suite comprises of low flush wc, wash hand basin and paneled bath with electric shower unit over and glass side screen. Tiled surround, radiator and window to side.

Outside

The property is located in a quiet cul de sac location, approached over a driveway, the property provides parking for two vehicles. To the front garden

there is an attractive lawned area. Gated side access leading to the rear garden, comprising of a paved patio with steps leading down to lawn space.

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 91 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

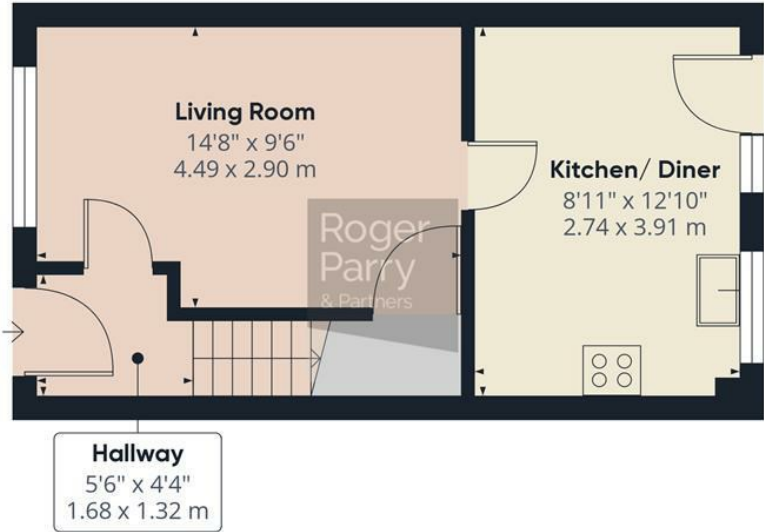
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

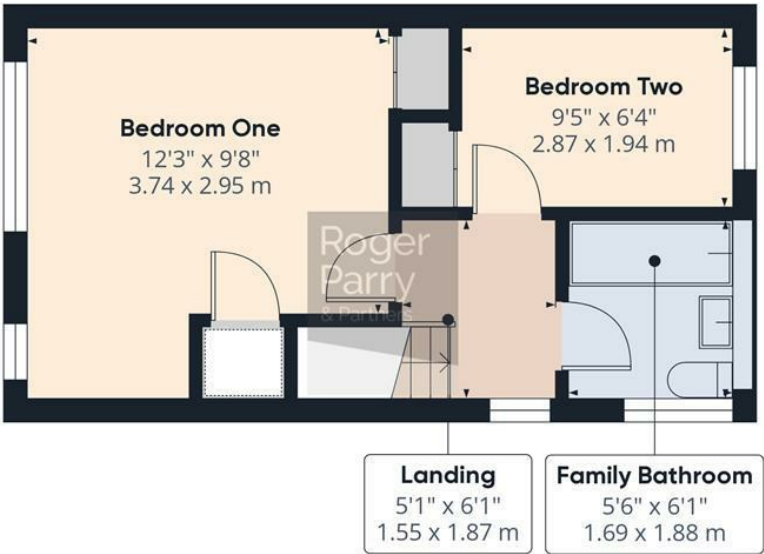
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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



Floor 1



Approximate total area⁽¹⁾
576.42 ft²
53.55 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.

**Roger
Parry**
& Partners

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.