



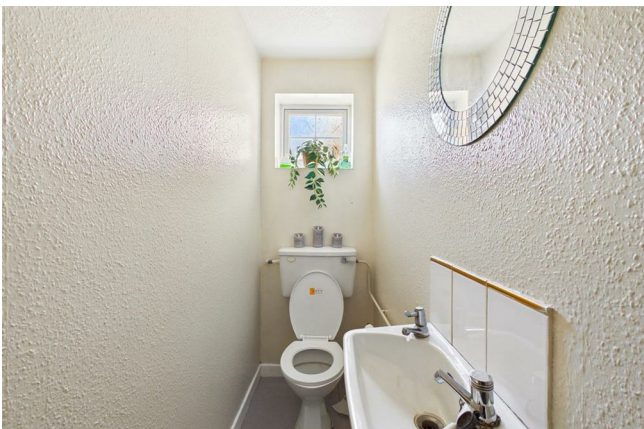
Roger  
Parry  
& Partners

18 Hawthorn Road, Minsterley, Shrewsbury,  
SY5 0DQ



18 Hawthorn Road, Minsterley, Shrewsbury, SY5 0DQ  
Offers In The Region Of £340,000

Offered for sale with no upward chain an opportunity to purchase a extremely spacious four-bedroom detached family house situated in the popular village of Minsterley. The accommodation briefly comprises; good-sized reception hall, cloaks/WC, spacious living room with log burner and kitchen breakfast room. On the first floor are four very good-sized bedrooms and a family bathroom. It benefits from oil-fired central heating, uPVC double glazing, enclosed rear garden, garage and large driveway.



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 under stairs storage, radiator and door providing access into Wc.

**Cloakroom/ Wc**

Fitted with low-level WC, hand basin with taps.

**Lounge Diner**

With uPVC double glazed window overlooking the front and a uPVC double opening French doors opening into garden. Radiator, TV point, and feature log burner.

**Kitchen Breakfast Room**

Fitted with an extensive range of base units with work surfaces over and tiled splash backs, together with matching eye level units. Stainless steel single sink drainer with mixer taps, built in electric oven and electric hob and extractor hood over. Space for washing machine and dishwasher. Radiator, window to rear and door to side.

From the reception hall a staircase ascends to the first floor landing with radiator and hatch to loft.

**Bedroom One**

With window to front and radiator.

**Bedroom Two**

With window to rear providing far reaching open view and radiator.

**Bedroom Three**

With window to front and radiator.

**Bedroom Four**

With window to rear with far reaching open view and radiator.

**Bathroom**

Of excellent proportion with three piece suite comprising; corner bath with shower attachment over, low level WC and wash hand basin.

**Outside**

The property is approached over a driveway providing parking for several vehicles and leading to the GARAGE with concrete floor, up and over door. Metal gate to the side of the property gives access into the rear garden. The garden is mainly laid to lawn with paved patio and fully enclosed with 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, water and drainage services are connected. It is our understanding that the property is fired by oil central heating. We understand the Broadband Download Speed is: Basic 20 Mbps & Ultrafast 330 Mbps. Mobile Service: Good outdoor and in-home. 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 D. 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**

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**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)



## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** D

**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.

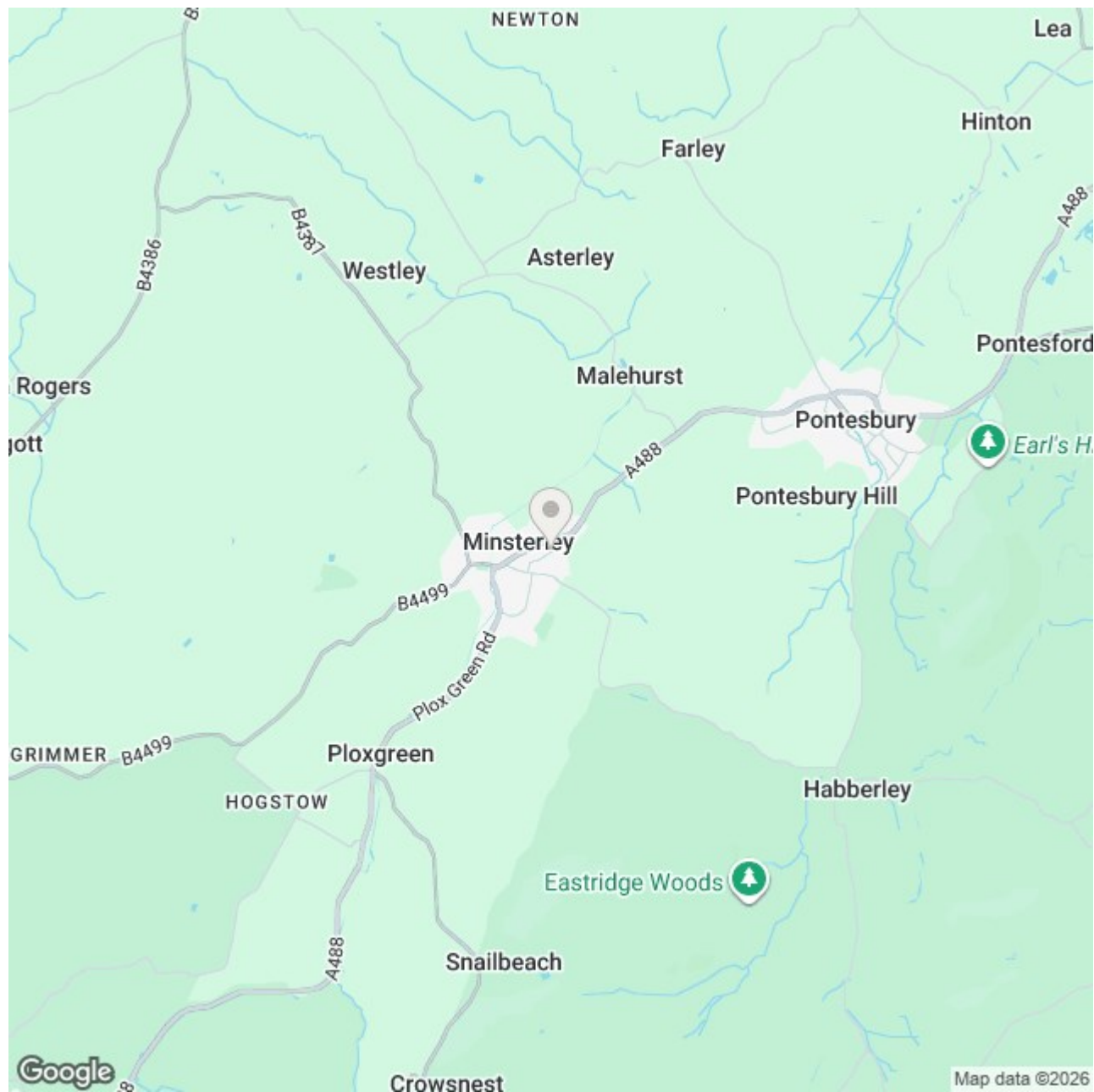
## Viewing arrangements

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.