

Roger Parry & Partners

10 Park Meadow, Minsterley, Shrewsbury, Shropshire, SY5 0HL





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Offers In The Region Of £165,000

An attractive and well-presented two-bedroom terraced home offered for sale with NO UPWARD CHAIN. Thoughtfully improved by the current owners to provide stylish and comfortable accommodation, ideal for first-time buyers, downsizers or investors. The accommodation briefly comprises an entrance hall, spacious lounge/dining room, modern fitted kitchen, two bedrooms and a contemporary bathroom. Outside, the property benefits from off-road parking to the front for two vehicles and an enclosed rear garden with a generous decked seating area, creating an ideal space for outdoor entertaining and relaxation. Further benefits include gas-fired central heating and double glazing throughout. Offered for sale with no upward chain.













The property occupies a convenient position within the popular village of Minsterley, which offers an excellent range of everyday amenities including a Co-op with 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.

Entrance Hall
With wooden style flooring and door to Living room.

Living Room
A bright and welcoming reception room offering space for both comfortable seating and dining area.

Kitchen
Fitted with a range of modern matching wall and base units incorporating an inset oven, hob with extractor hood over. Space and plumbing for washing machine and space for fridge freezer. Door providing access to the rear garden.

Staircase rising from the entrance hall to the First Floor Landing with access to loft space.

Bedroom
A well-proportioned double bedroom featuring built-in wardrobes with mirrored sliding doors.

Bedroom
A versatile second bedroom, ideal as a guest room, nursery or home office.

Bathroom
Fitted with a panelled bath with shower over and glazed shower screen, wash hand basin and WC.

Outside
To the front, a brick-paved driveway provides off-road parking for two vehicles, with a pathway leading to the entrance.

The enclosed rear garden is predominantly laid to lawn and features a substantial decked terrace, perfect for outdoor dining and entertaining. The garden also benefits from a useful storage shed and rear pedestrian access.

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 260 Mbps. Mobile Service: Good outside. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

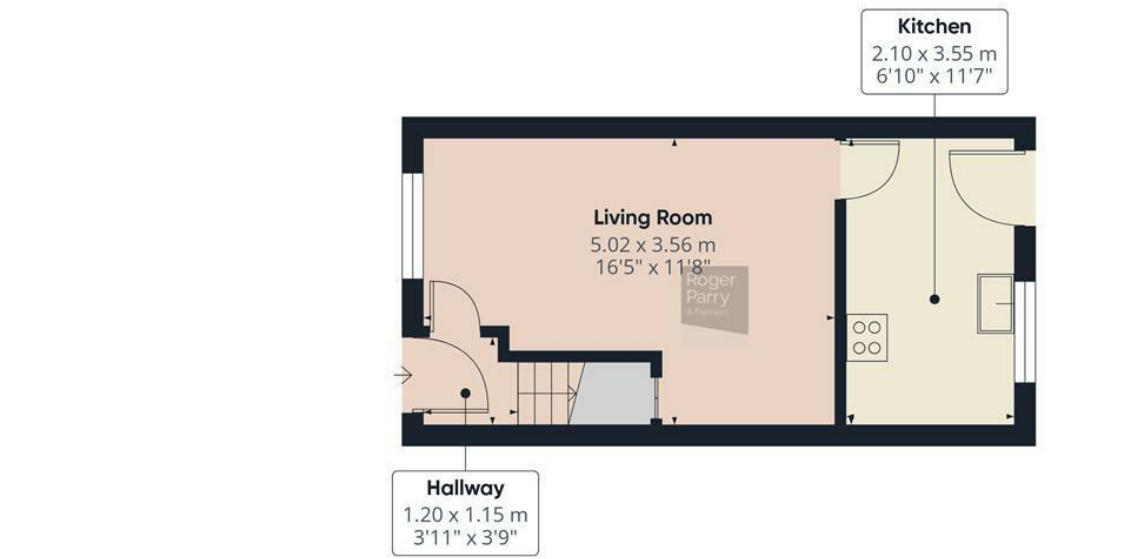
COUNCIL TAX BANDING
We understand the council tax band is A. We would recommend this is confirmed during pre-contact enquires.

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.

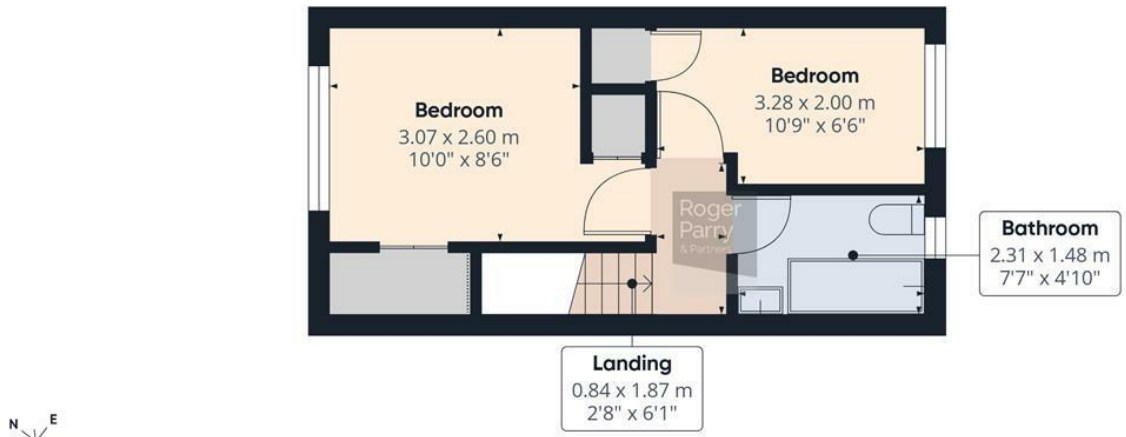
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if 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)



Ground floor



Floor 1

Approximate total area(1)

47.7 m²

513 ft²

(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.

GIRAFFE360

General Services:

Local Authority: Shropshire County Council
Council Tax Band: A
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 t o 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 s hould 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 b een 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.