Roger Parry & Partners

1 The Hollies, Minsterley, Shrewsbury, SY5 0BJ

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Offers In The Region Of £150,000

Offered for sale with no upward chain, a mature semi-detached three bedroom property requiring modernisation and upgrading throughout. Providing an excellent opportunity for a new owner to modernise and renovate to their own taste.

The accommodation briefly comprising: entrance hall, living room, dining room, kitchen, rear porch and downstairs shower room. To the first floor, there are three good sized bedrooms and a bathroom. The property is set in generous gardens benefiting for a garage, brick built store, and three storage sheds.

Minsterley has a good selection of amenities including junior school, pub, small supermarket and church. Further amenities can be found at the nearby village of Pontesbury.

Hallway
12'8 x 5'7 (3.86m x 1.70m)
With fitted carpets, wall hung electric heater, radiator and useful under stairs storage cupboards.

Living Room
12'8 x 8'3 (3.86m x 2.51m)
With fitted carpet, bay fronted window and radiator.

Dining Room
11'7 x 11'2 (3.53m x 3.40m)
With fitted carpets, fireplace with stone surround and tiled hearth and wall hung electric heater.

Downstairs Shower Room
6'11 x 5'6 (2.11m x 1.68m)
Fitted with a white suite comprising wash hand basin, WC, shower cubicle with fitted shower unit, central light point, radiator and window to the side.

Kitchen
10'4 x 7'3 (3.15m x 2.21m)
Fitted with a range of eye level and base units, worktops fitted with stainless steel single drainer sink unit, space for cooker and extractor hood over. Windows to the side and rear.

Rear Porch
6'11 x 4'3 (2.11m x 1.30m)
With fitted carpet, uPVC double glazed window and door which leads out to the rear garden.

Landing
12'8 x 5'6 (3.86m x 1.68m)
With fitted carpets and window to the front.

Bedroom
12'8 x 8'5 (3.86m x 2.57m)
With fitted carpets, radiator and window to the front

Bedroom
11'5 x 11'11 (3.48m x 3.63m)
With exposed wooden floor boards, radiator and window overlooking rear garden. Door leads through to:

Bedroom
10'9 x 7'5 (3.28m x 2.26m)
With fitted carpet, cupboard housing the water tank and cylinder and window to the rear overlooking garden.

Bathroom
7'3 x 6'5 (2.21m x 1.96m)
Fitted with three piece white suite including panelled bath with shower unit over and side screen, wash hand basin, WC, radiator and window to the side.

Outside
The property is approached over a shared driveway with double metal gates leading through to the garden. The garden is situated on a fantastic plot with a garage, three outdoor storage sheds and a brick built store. The garden is mainly laid to lawn with a patio area and is enclosed by fencing.

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. We understand the Broadband Download Speed is: Basic 19 Mbps & Superfast 330 Mbps. Mobile Service: Good outdoor, variable 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 B. 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.

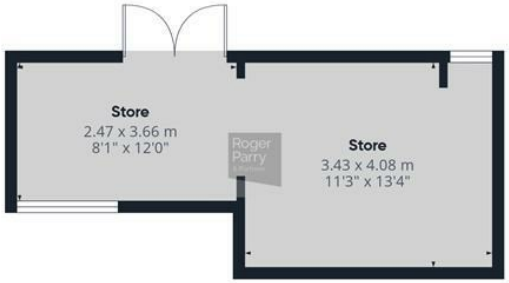
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if 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 Building 1

Floor 1 Building 1



Ground floor Building 2

Ground floor Building 3

Approximate total area(1)

139 m²

1496 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.

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General Services:

Local Authority: Shropshire Council
Council Tax Band: B
EPC Rating:
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

Roger Parry & Partners

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.