



Roger
Parry
& Partners

1 More House Shelve, Minsterley, Shrewsbury, SY5 0JG



**1 More House Shelve, Minsterley, Shrewsbury, SY5 0JG
Offers In Excess Of £190,000**

Set in the idyllic hamlet of Shelve, close to Minsterley, this delightful two bedroom end terraced bungalow offers an excellent countryside escape in a highly sought-after rural setting, ideal for use as an Airbnb or holiday let.

The accommodation briefly comprises an entrance porch leading into an open-plan kitchen/dining area, and a living room with French doors opening onto the rear garden. An inner hallway gives access to two well-proportioned bedrooms and a bathroom. Externally, the property benefits from an attractive lawned garden, perfect for enjoying the peaceful surroundings, as well as communal parking for residents.



Surrounded by the breathtaking beauty of the Shropshire Hills, residents can enjoy easy access to some of the county's finest walking trails, including the renowned Stiperstones and the dramatic Devils Chair, as well as the scenic Rea Valley and the enchanting Welsh Borders.

Entrance Porch

Providing a useful space for coats and shoes. With tiled effect flooring, electric heater and window to the front.

Kitchen

Fitted with a range of contemporary units with integrated Zanussi oven with electric hob and extractor hood above, stainless steel sink unit, space for washing machine, wood effect flooring, electric heater and two windows with views of the garden.

Living Room

With wood effect flooring, electric heater, two windows and patio doors leading out to the garden.

Bedroom One

With wood effect flooring, electric heater and two windows.

Bedroom Two

With wood effect flooring, electric heater and window to the front.

Bathroom

Fitted with a white suite comprising panelled bath with electric shower and tiled surround, low level flush wc, wash hand basin with tiled surround, heated towel rail, tiled effect flooring and extractor fan.

Agents Notes

We have been informed that the property uses a shared septic tank, with a maintenance contribution of £11 per calendar month. We would recommend this is verified during pre contract enquiries.

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 and water services are connected. We are advised that there are private drainage arrangements. According to Ofcom data we understand the Broadband Download Speed is unavailable. 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 A. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

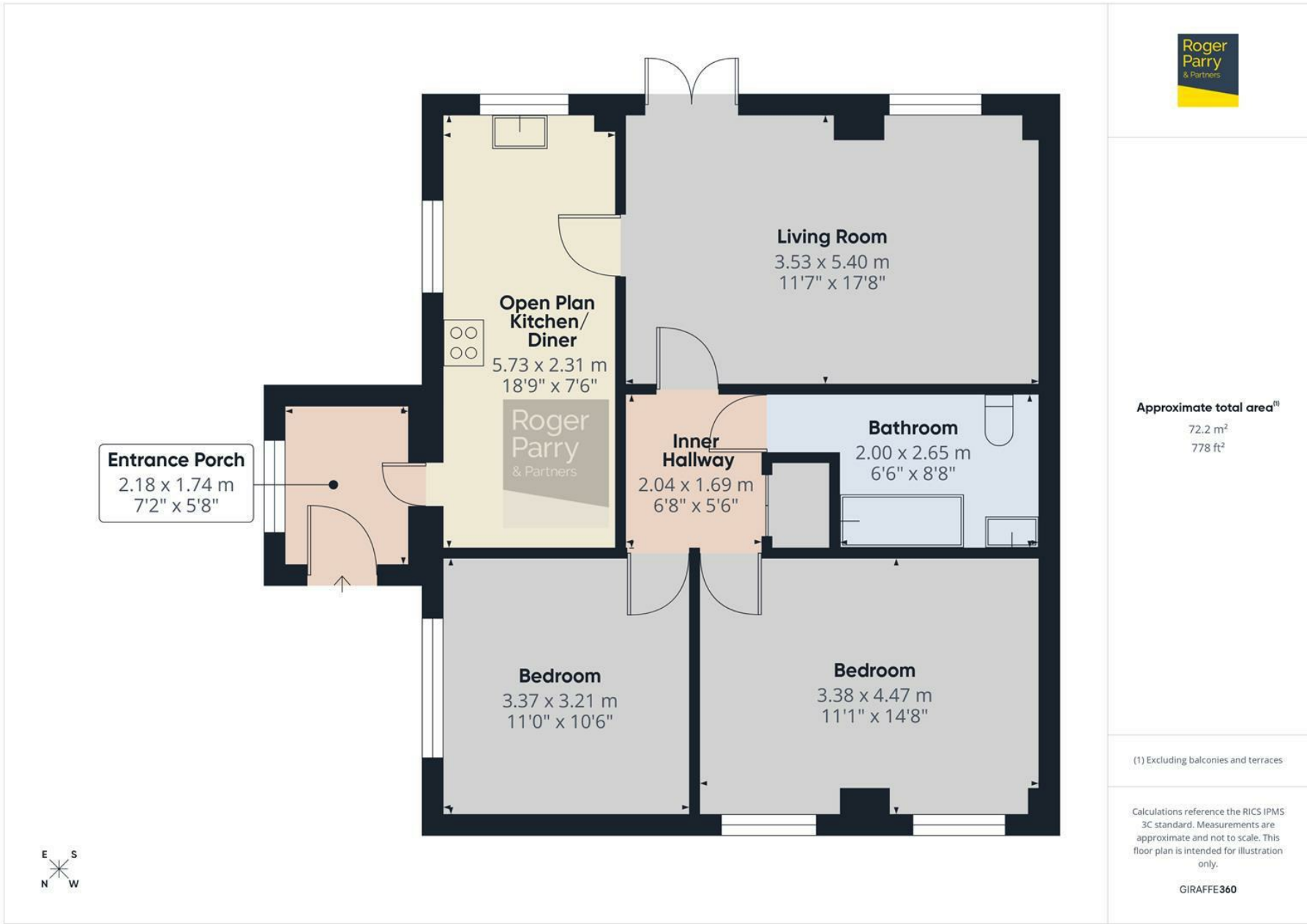
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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)



Approximate total area⁽¹⁾
72.2 m²
778 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 Council

Council Tax Band: A

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.