

17 Callow Crescent Minsterley Shropshire SY5 0BZ



3 Bedroom House
Offers In The Region Of £250,000

The features

- EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE
- IMPROVED ACCOMMODATION PERFECT FOR GROWING FAMILY
- ATTRACTIVELY FITTED KITCHEN/DINING ROOM WITH UTILITY STORE
- GOOD SIZED WRAP AROUND GARDENS
- VIEWING HIGHLY RECOMMENDED
- GATED DRIVE/PARKING AREA TO THE REAR
- HALL, THROUGH LOUNGE WITH FEATURE LOG BURNER
- 3 BEDROOMS AND NEWLY FITTED BATHROOM
- ENVIABLE VILLAGE LOCATION
- EPC RATING TBC



*** IMPROVED FAMILY HOME IN ENVIABLE VILLAGE ***

An excellent opportunity to purchase this mature 3 bedroom semi detached house which has been improved and modified by the current owners - a perfect home for a growing family.

Occupying an enviable position in this popular South Shropshire village which boasts good local amenities including primary school, supermarket/filling station, post office/general store, public house and takeaways along with a regular bus service to the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, through Lounge with log burner, attractively fitted Kitchen/Dining Room, Study room, 3 Bedrooms and newly fitted Bathroom.

The property has the benefit of gas central heating, double glazing, gated driveway with parking and good sized wrap around garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in this much sought after and self sufficient village of Minsterley with excellent facilities on hand including primary school, general store/filling station, takeaway's, public house, church and lovely countryside walks. Being a short drive from nearby Pontesbury and the A5/M54 motorway network and Town Centre.

RECEPTION HALL

Covered door opening to Reception Hall with attractive patterned tile effect flooring, Radiator.

HOME OFFICE

A useful little room perfect for home working, with window to the front.

LOUNGE

A lovely light through room having windows to the front and rear with aspects over the gardens. Chimney breast housing cast iron log burner, media point, radiator.

KITCHEN/DINING ROOM

The Kitchen is fitted with range of contemporary cream high gloss fronted units incorporating single drainer one and half bowl sink set into base cupboard. Further range of cupboards and deep drawer units with work surfaces over and inset 4 ring hob with extractor hood over and deep pan drawers beneath, eye level double oven and grill with storage beneath. Radiator and window overlooking the rear garden.

Dining Area with ample space for table, window to the side and door to the garden.

Utility cupboard which incorporates plumbing for washing machine.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the rear with views of the hills in the distant.

BEDROOM 1

A double room with window overlooking the front, built in double wardrobe, radiator.

BEDROOM 2

a double room with window to the front, built in double wardrobe, radiator.

BEDROOM 3

with window to the rear, wooden effect flooring, radiator.

BATHROOM

Attractively re-fitted with suite comprising panelled bath with shower unit with drench head over, wash hand basin and WC set into concealed vanity with storage, heated towel rail, window to the rear. Complementary tiled surrounds.

OUTSIDE

The property occupies an enviable position in this popular location. Approached over pathway via gate to the lovely wrap around gardens - to the Front this is newly gravelled and raised paved area which extends around the side and onto the rear garden with a good sized paved terrace adjacent to the house. Slight raised lawn with sleeper borders with good sized grassed area and further paved sun terrace. To the Rear is the gravelled parking area with space for several vehicles with gate giving access to the lane. Large timber garden storage shed.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

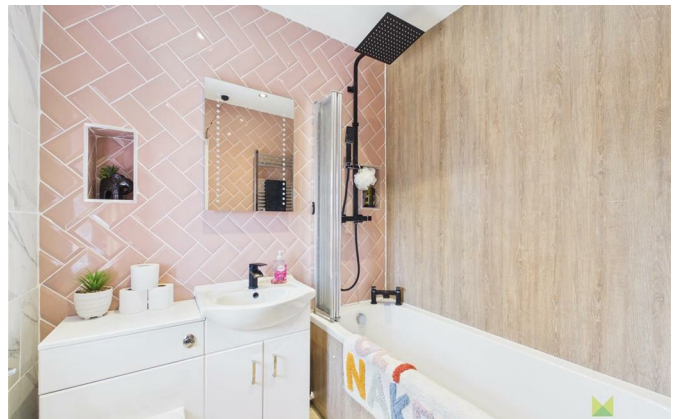
NEED TO CONTACT US

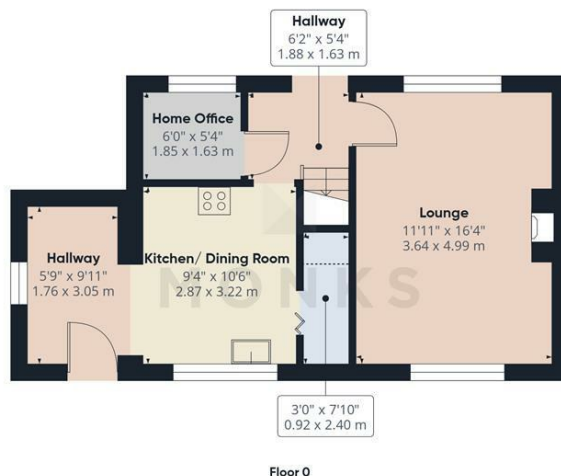
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

17 Callow Crescent, Minsterley, Shropshire, SY5 OBZ.

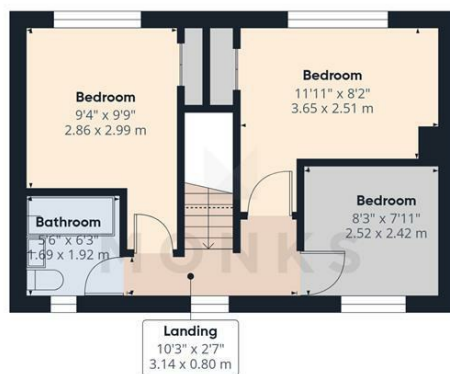
3 Bedroom House

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Floor 0



Floor 1



Approximate total area^m
812 ft²
75.3 m²

Reduced headroom
5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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