

40 Ash Lea Minsterley Shrewsbury SY5 0BU



3 Bedroom House - Semi-Detached
Offers In The Region Of £225,000

The features

- NEATLY PRESENTED SEMI DETACHED HOUSE
- RECEPTION HALL WITH CLOAKROOM
- 3 BEDROOMS AND SHOWER ROOM
- ESTABLISHED REAR GARDEN
- VIEWING RECOMMENDED.
- CUL DE SAC IN POPULAR VILLAGE LOCATION
- THROUGH LOUNGE/DINING ROOM, KITCHEN
- DRIVEWAY WITH PARKING FOR 3 CARS
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING TBC



*** 3 BEDROOM SEMI DETACHED HOUSE - NO CHAIN ***

An excellent opportunity to purchase this well presented, 3 bedroom semi which is offered for sale with no upward chain and is perfect for first time buyer, growing family and those looking to downsize.

Occupying an enviable position in this popular South Shropshire village ideally placed for commuters with ease of access to the A5/M54 motorway network. Minsterley offers good facilities including supermarket, filling station, primary school, church, public house and take aways.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge/Dining Room, Kitchen, 3 Bedrooms and re-fitted Shower Room.

The property has the benefit of gas central heating, double glazing, driveway with parking and established rear garden.

Offered for sale with no upward chain, early viewing is recommended.

Property details

LOCATION

The property occupies an enviable cul de sac location on the edge of the popular South Shropshire village of Minsterley which boasts good local facilities including supermarket, primary school, takeaway's, church, public house and is a short drive from Pontesbury where you will find doctors, chemist and secondary schooling. For commuters there is ease of access to the A5/M54 motorway network.

RECEPTION HALL

Double glazed entrance door to Reception Hall, radiator.

CLOAKROOM

with WC and wash hand basin, window to the front, radiator.

LOUNGE/DINING ROOM

A good sized through room. The Lounge area has window to the front, fire surround with space for ornamental fire, media point, radiator.

The Dining area has radiator and double opening French doors to the garden.

KITCHEN

which is fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine and fridge. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units, useful understairs pantry cupboard, window overlooking the rear and door to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor landing with window to the side. Airing Cupboard with radiator.

BEDROOM 1

A generous double room with window overlooking the front with lovely rural aspect over Shropshire Hills, built in double wardrobe, radiator.

BEDROOM 2

a double room with window overlooking the rear, radiator.

BEDROOM 3

with window to the front, radiator.

SHOWER ROOM

Attractively fitted with suite comprising shower cubicle, wash hand basin and WC set into concealed vanity with storage, tiled surrounds, radiator. Window to the rear.

OUTSIDE

The property is approached over driveway which provides parking for up to 3 cars. The Front Garden is laid to lawn, side pedestrian access to the Rear Garden which has paved sun terrace, garden to shaped lawn with well stocked flower, shrub and herbaceous beds with inset specimen trees and enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and 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

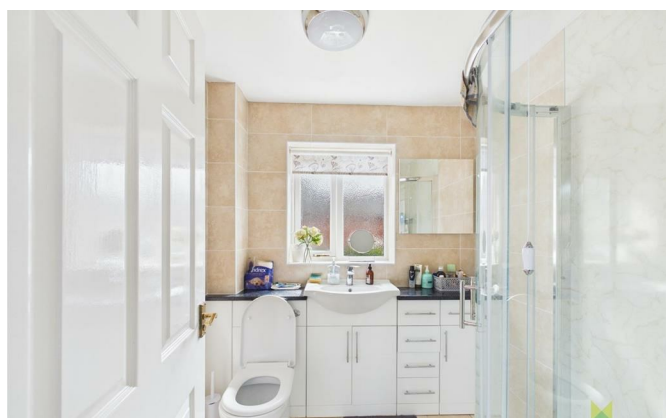
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

40 Ash Lea, Minsterley, Shrewsbury, SY5 0BU.

3 Bedroom House - Semi-Detached
Offers In The Region Of £225,000





Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

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 (CO ₂) 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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.