

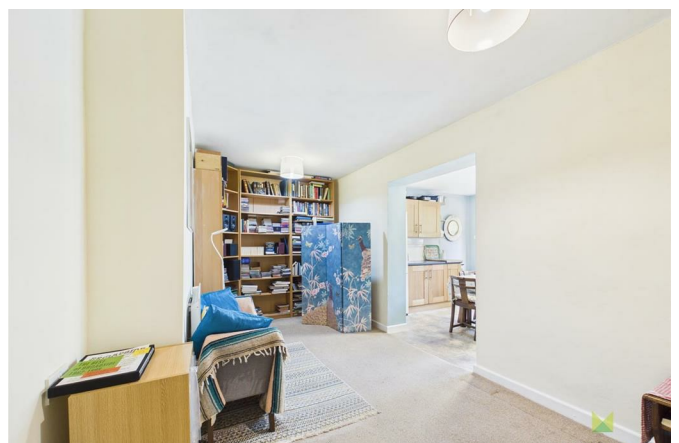
# 1 Prospect Cottages Snailbeach Shrewsbury SY5 0LR



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £325,000**

## The features

- DECEPTIVELY SPACIOUS, VERSATILE 3 BEDROOM HOME
- PERFECT FOR GROWING FAMILY
- KITCHEN WITH OVEN AND HOB, UTILITY STORE AND BATHROOM
- 2 FURTHER GENEROUS BEDROOMS
- VIEWING RECOMMENDED
- SURROUNDED BY STUNNING RURAL VIEWS
- LOUNGE, DINING/FAMILY ROOM, HOME OFFICE/GAMES ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- MATURE GARDENS AND DRIVEWAY WITH PARKING



**\*\*\* STUNNING RURAL VIEWS - 3 BEDROOM SEMI DETACHED \*\*\***

An excellent opportunity to purchase this mature 3 bedroom semi detached house which offers deceptively spacious and versatile accommodation - perfect for a growing family or those looking to downsize and still require flexibility of space.

Occupying an enviable position set amid this area of natural outstanding beauty with stunning walks and bridle paths on the door step with the most wonderful views to the front and rear across the Shropshire and Welsh Hills. There are good local facilities in the nearby villages of Minsterley and Pontesbury and there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining /Family Room, Kitchen, Home Office /Games Room, Utility Store, Bathroom, Principal Bedroom with en suite Shower Room, 2 further generous Bedrooms.

The property has the benefit of driveway with parking, two large storage sheds and good sized mature gardens.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies a truly enviable semi rural location set amid this area of natural outstanding beauty with stunning walks and bridle paths on the door step. Snailbeach itself has an active Village Hall with Schools at nearby Norbury and Minsterley and an excellent local Public House/Eatery in the adjoining Stiperstones village. The neighbouring villages of Minsterley and Pontesbury boast excellent amenities including Doctors, Supermarkets, Schools, Filling Station, Churches etc. There is a regular bus service to the Town Centre and ease of access to the A5/M54 motorway network, the County Town and Bishops Castle.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall having quarry tiled floor, window to the side and useful under stairs storage recess.

### LOUNGE

A lovely light room with large walk in bay window to the front with views across to the Shropshire and Welsh Hills. Fireplace with open grate, media point.

### SITTING/FAMILY ROOM

A great family room with opening through to the

### KITCHEN

fitted with range of wooden fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine and recess for fridge/freezer. Inset 4 ring hob with oven and grill beneath, tiled surrounds and eye level wall units. Window and door to the rear garden.

### HOME OFFICE/GAMES ROOM

A generous sized multi purpose room with window overlooking the rear garden.

### BATHROOM

with suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, quarry tiled floor and window to the side.

### REAR ENTRANCE/UTILITY STORE

with door leading to the front, perfect to convert to a Utility Room.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing

### PRINIPAL BEDROOM

A generous sized double room with window to the front providing the most wonderful aspect over adjoining countryside with far reaching views across to the hills.

### EN SUITE SHOWER ROOM

with shower cubicle, wash hand basin and WC, tiled surrounds and window to the front.

### BEDROOM 2

Another generous double room with window to the rear with aspect over the garden and hills beyond. Built in double storage cupboard.

### BEDROOM 3

again with window to the rear with lovely aspect over the garden across to the hills, built in double storage cupboard.

### OUTSIDE

The property occupies an enviable position approached over good sized gravelled driveway with parking for several cars and having large timber garden store. The Garden to the front is laid to lawn, paved terrace and well stocked flower and shrub beds with inset specimen trees.

Side pedestrian access to the rear garden which is laid extensively to lawn with shrub and herbaceous beds with vegetable section and range of specimen trees, offering a good level of privacy being enclosed with wooden fencing. Timber 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 C - 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.

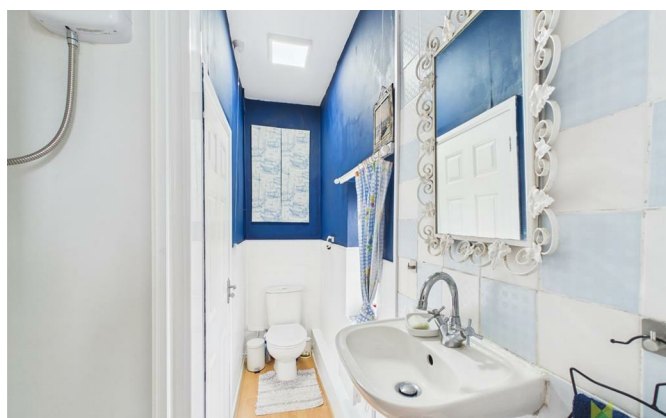
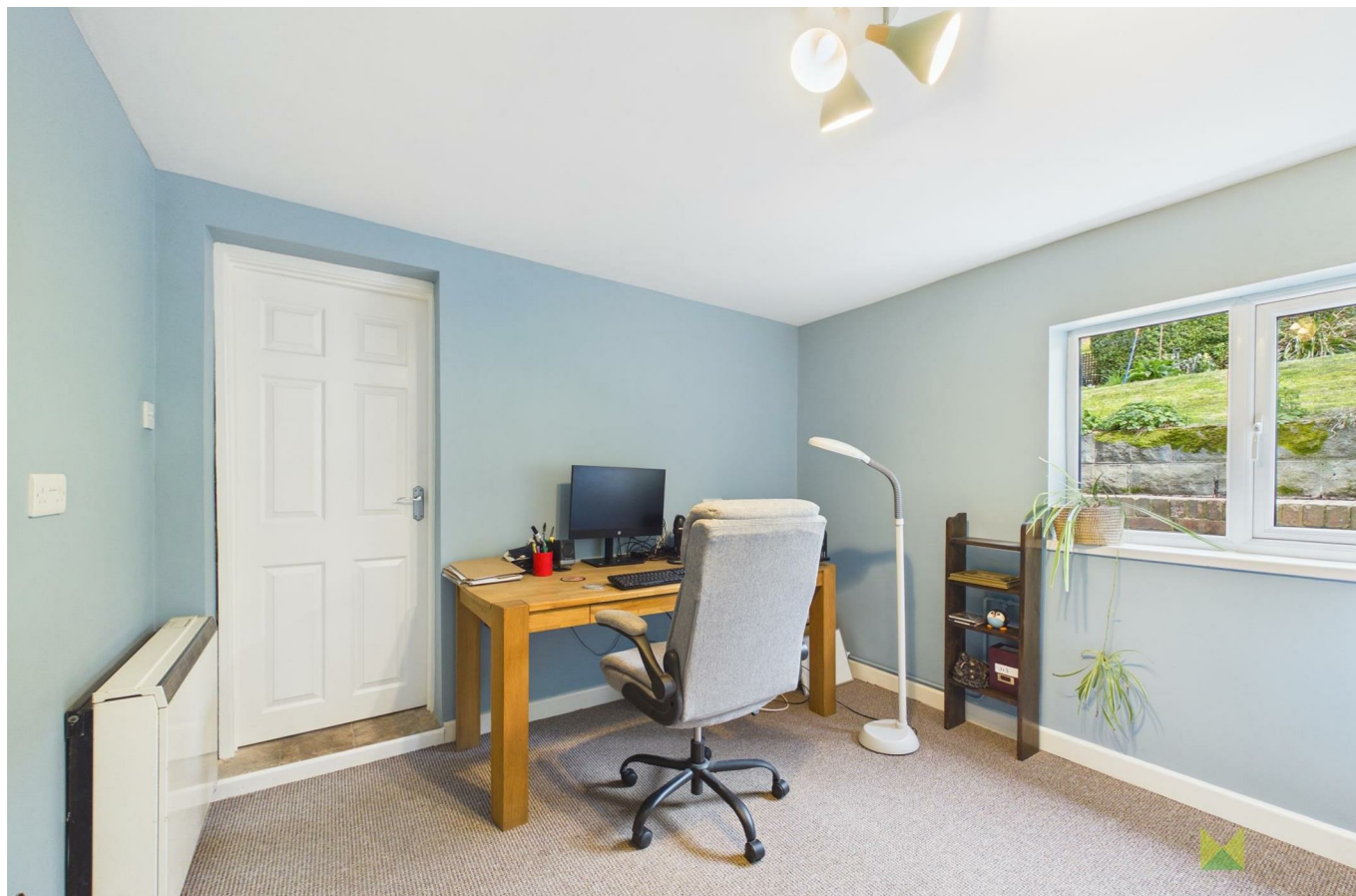
#### NEED TO CONTACT US

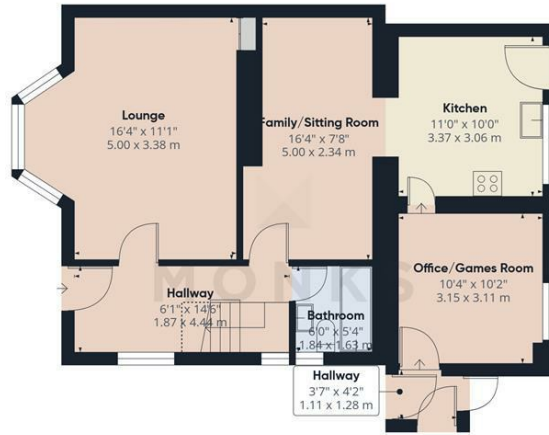
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



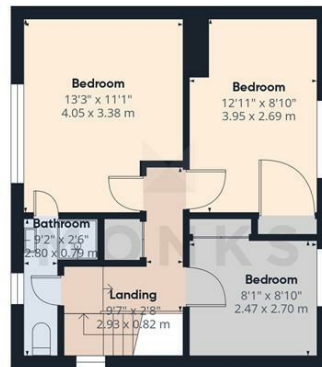
## 1 Prospect Cottages , Snailbeach, Shrewsbury, SY5 0LR.

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Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
 1110 ft<sup>2</sup>  
 103.4 m<sup>2</sup>

**Reduced headroom**  
 13 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

(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



## Judy Bourne

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## Get in touch

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**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

## Shrewsbury office

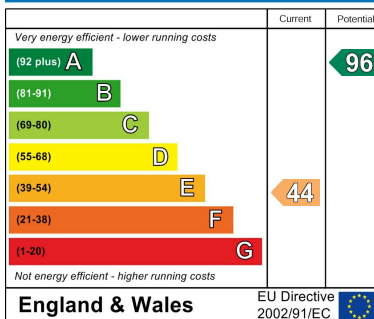
10a-11 Shoplatch,  
 Shrewsbury, Shropshire, SY1

## We're available 7 days a week

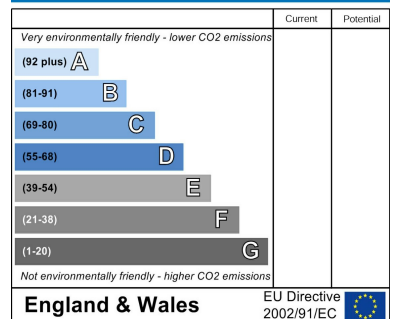
HOME – four words that define who,  
 and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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