

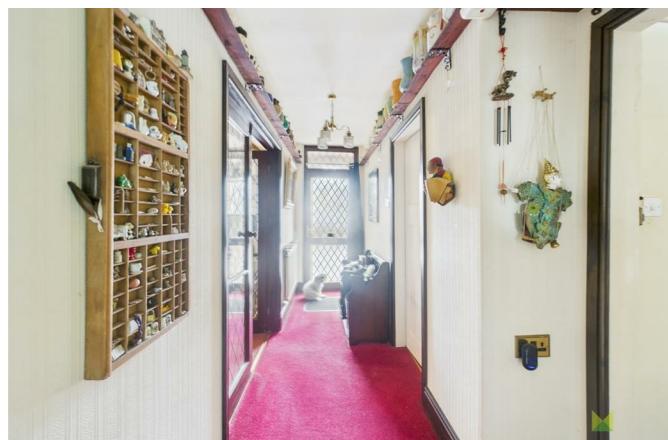
Little Orchard Callow Lane Minsterley Shrewsbury SY5 0DF



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

The features

- DECEPTIVELY SPACIOUS 3 BEDROOM DETACHED HOME
- FEATURE FORMER 'TELEPHONE EXCHANGE' - POTENTIAL HOME OFFICE
- BREAKFAST KITCHEN, UTILITY AND SHOWER/WET ROOM
- LARGE FIRST FLOOR BEDROOM.
- VIEWING RECOMMENDED
- ENVIALE VILLAGE LOCATION CLOSE TO AMENITIES
- HALL, LARGE LOUNGE/DINING ROOM, GARDEN ROOM
- 2 GROUND FLOOR BEDROOMS AND PERIOD STYLE BATHROOM
- AMPLE PARKING, GARAGE AND STORES



*** GENEROUS 3 BEDROOM HOME WITH FEATURE FORMER TELEPHONE EXCHANGE ***

A unique opportunity to purchase this deceptively spacious 3 bedroom home which offers versatile living over two floors and has the benefit of the original former Telephone exchange in the garden, which would make the ideal Home Office/Studio.

Occupying an enviable position in the heart of this popular and self sufficient village with primary school, supermarket and general stores along with wonderful countryside walks. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, large Lounge/Dining Room, Garden Room, Kitchen/Breakfast Room, Utility and Wet Room. 2 ground floor Bedrooms and Bathroom and double First Floor Bedroom.

The property has the added benefit of driveway providing parking for numerous vehicles, garaging, stores and the former Telephone Exchange which is now listed and is set in gardens to the fore and rear.

Viewing 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 entrance with door opening to Reception Hall, radiator. Double opening doors to

LOUNGE/DINING ROOM

An excellent sized room. The Lounge area has bow window to the front with fitted seating area, media point, radiator. The Dining area has ample space for large dining table, radiator. Ceiling timbers. Double doors to

GARDEN ROOM

A dual aspect room with windows to the side and rear, wooden effect floor covering and door leading to garden, radiator.

KITCHEN/BREAKFAST ROOM

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 for appliances, tiled surrounds and eye level wall units and large pantry storage cupboard. Window overlooking the rear, door to

UTILITY ROOM

with deep glazed sink, space for appliances, window to the side and door to garden. Quarry tiled floor.

SHOWER/WET ROOM

with WC and wash hand basin and walk in shower area, tiled floor, window to the rear.

BEDROOM 1

A good sized double room with bay window to the front, radiator.

BEDROOM 2

another double room with double opening French doors to the garden, radiator.

BATHROOM

with suite comprising cast iron roll top bath, WC and high flush WC. Complementary tiled surrounds, radiator, window to the rear.

FIRST FLOOR BEDROOM

Stairs lead to the First Floor Landing off which leads

BEDROOM 3

A good sized double room with window to the rear, storage cupboards, radiator.

OUTSIDE

The property is approached through large wooden gate over driveway which leads around to the rear and provides parking for numerous vehicles and leads to the Garage and store. Open fronted carport/store which gives access to the fabulous former 'Telephone Exchange' which is listed and would make the perfect Home Office/Studio.

The Gardens to the front and rear are laid mainly to lawn with flower and shrub beds and are enclosed with wooden fencing, mature hedging and specimen trees and provide a great level of privacy.

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 ? - 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 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

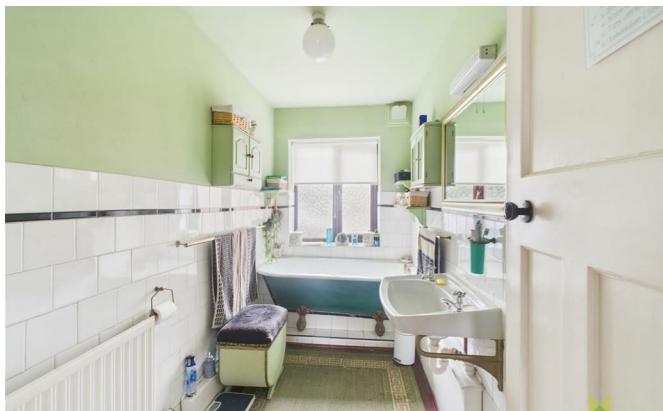
Friday, 9.00 am to 4.00pm on a Saturday and
11.00am to 2.00pm on Sunday, maximising every
opportunity to find your new home





Little Orchard Callow Lane, Minsterley, Shrewsbury, SY5 0DF.

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MONKS

Approximate total area⁽¹⁾

1263 ft²

117.3 m²

Reduced headroom

44 ft²

4.1 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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- 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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.