

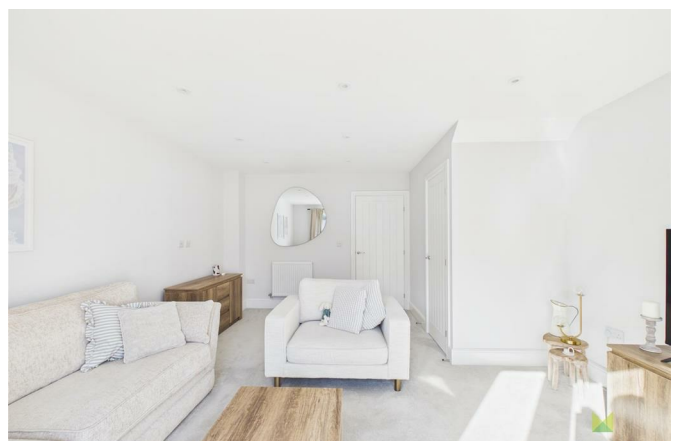
9 Hall View Drive Minsterley SY5 0FR



2 Bedroom House - Semi-Detached
Offers In The Region Of £220,000

The features

- EXCELLENT 2 BEDROOM SEMI DETACHED HOME
- IDEAL FOR FIRST TIME BUYER
- GOOD SIZED LOUNGE/DINING ROOM
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- VIEWING ESSENTIAL
- ENVIABLE VILLAGE LOCATION WITH GOOD AMENITIES
- RECEPTION HALL WITH CLOAKROOM
- FULLY FITTED KITCHEN WITH APPLIANCES
- PARKING FOR TWO CARS AND ENCLOSED REAR GARDEN
- EPC RATING B



***** IMMACULATE 2 BEDROOM SEMI DETACHED IN VILLAGE LOCATION *****

An excellent opportunity to purchase this beautifully presented, two double bedroom semi detached house which was constructed recently by reputable developer Kendrick Homes and finished to a high standard of specification. Perfect for a first time buyer, growing family or those looking to downsize.

Occupying an enviable position on this small development of homes on the edge of this popular self sufficient village with good local amenities and ease of access for commuters to the A5/M54 motorway network and Shrewsbury.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge /Dining Room, Kitchen with range of integrated appliances, 2 generous double Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, double glazing, parking for two cars and enclosed rear garden.

Viewing highly recommended.

Property details

LOCATION

Occupying an enviable position on this small development of homes on the edge of this popular self sufficient village with good local amenities and ease of access for commuters to the A5/M54 motorway network and Shrewsbury.

RECEPTION HALL

Covered entrance with composite door opening to Reception Hall, radiator, tiled flooring.

CLOAKROOM

with suite comprising WC and wash hand basin, radiator, continuation of tiled flooring.

LOUNGE/DINING ROOM

A lovely light room having double opening French doors leading onto the garden, useful under stairs storage cupboard, radiator.

KITCHEN

Attractively fitted with range of shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of units comprising cupboards and drawers with work surfaces over and having integrated dishwasher, washing machine and fridge freezer, each with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and complementary wall units. Window to front, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to roof space.

BEDROOM 1

An large double room having window overlooking the garden, radiator.

BEDROOM 2

Another generous double room with window overlooking the front with pleasant open aspect, radiator, recess for wardrobes (which may be purchased by separate negotiation).

BATHROOM

with suite comprising panelled bath with shower over, wash hand basin and WC. Heated towel rail, complementary tiled surrounds and flooring.

OUTSIDE

The property occupies an enviable position tucked on a driveway to just 4 homes with pleasant aspect to the fore over open space. Two allocated parking spaces.

The Rear Garden is laid to paved sun terrace and lawn and enclosed with wooden fencing.

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.

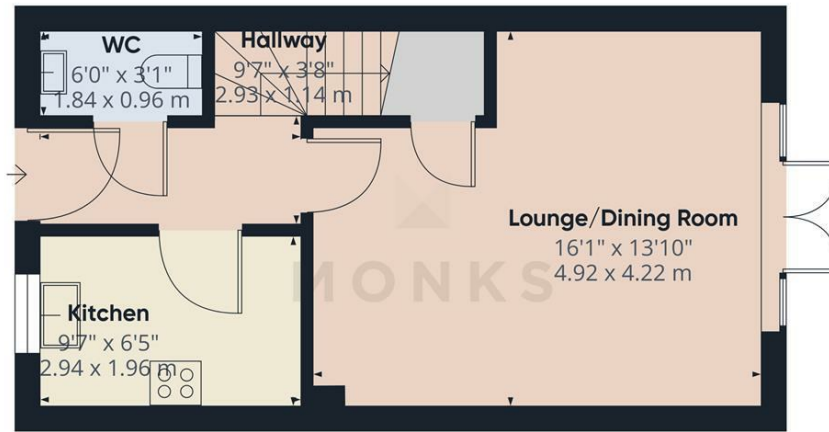
NEED TO CONTACT US

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

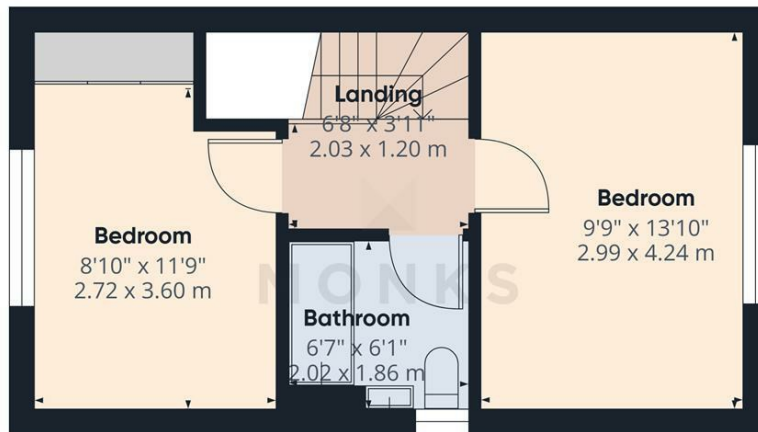
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Floor 0



Floor 1



Approximate total area[®]
666 ft²
61.8 m²

(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



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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		96
(81-91) B	83	
(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	

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- 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.
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- 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.