HOLLAND BROADBRIDGE




















The Property Ombudsman

**Important Notice - please read carefully**
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



HOLLAND BROADBRIDGE

14 The Grove, Minsterley, Shrewsbury, Shropshire, SY5 0AG

www.hbshrop.co.uk






## Offers In The Region Of £210,000

Viewing: strictly by appointment through the agent

**Holland Broadbridge**
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

# 14 The Grove, Minsterley, Shrewsbury, Shropshire, SY5 0AG

**Offers In The Region Of**

# £210,000

Occupying a lovely position, with a delightful aspect to rear over local farmland, this is an attractive, deceptively spacious and particularly charming double fronted, two bedroom detached cottage. Minsterley is a thriving and popular Shropshire village nestled in picturesque countryside approximately 10 miles South West of the county town of Shrewsbury. Surrounded by rolling hills and beautiful rural scenery, the village offers a great balance of peaceful country living and excellent everyday convenience. The village is exceptionally well serviced with a range of local amenities some of which included: a primary school,village hall and petrol station with adjoining convenience store. Access to the medieval town Centre of Shrewsbury and local bypass linking up to the M54 motorway network is also readily accessible from the property. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance porch, lounge with feature wood burning stove, dining room, inner hallway, refitted kitchen/breakfast room, laundry room, ground floor bathroom, first floor landing, two double bedrooms, good size pleasing gardens, lovely rural/farmland aspect to rear, stone driveway, detached sectional garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

**Entrance porch**
Having glazed roof window, UPVC double glazed window, tiled floor, sealed unit double glazed door from entrance porch gives access to:

**Lounge**
12'2 x 11'11
Having UPVC double glazed window to front, feature wood burning stove set to an exposed brick hearth with inset timber mantle above, radiator, coving toceiling.

Door from lounge gives access to:

**Dining room**
12'2 x 7'3
Having UPVC double glazed window to front, radiator, coving to ceiling, understairs storage cupboard.

Square arch from dining room gives access to:

**Inner hallway**
from inner hallway door gives access to:

**Refitted L shaped kitchen/breakfast room**
13'8 x 8'4 max reducing down to 5'4 min
Having a range of eye level and base units with built-in cupboards and drawers, integrated oven four ring gas hob, dishwasher, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, UPVC double glazed window with a pleasing rural aspect and further UPVC double glazed window to front, radiator.

From inner hallway doors then give access to:

**Bathroom and laundry room**

**Laundry room**
8'9 x 8'7
Having base units with built-in drawers, fitted worktops with inset stainless steel sink and mixer tap over, space for appliances, UVC double glazed window with a pleasing rural aspect to rear, UPVC double glazed door giving access to side/front of property, tiled floor, radiator, wall mounted gas fired central heating boiler.

**Ground floor bathroom**
Having timber style panel bath with electric shower over, glazed shower screen to side, wash hand basin set to vanity unit and storage cupboard and drawers below, low flush WC, two UPVC double laze windows with a pleasing rural aspect, part tiled to walls, tiled floor, wall mounted extractor fan, heated chrome style towel rail.

From dining room stairs rise to:

**First floor landing**
Having doors giving access to: Two double bedrooms.

**Bedroom one**
11'10 x 11'10
Having UPVC double glazed window with a pleasing aspect to front, radiator.

**Bedroom two**
11'11 x 7'6
Having UPVC double glazed window with a pleasing aspect to front, radiator, airing cupboard, over stairs wardrobe.

**Outside**
To the front of the property there is a stone driveway providing off street parking and a detached sectional garage. Gated pedestrian access then leads to the property's gardens with brick paved and stoned pathway giving access to front door of property, paved area, lawn gardens, former vegetable plot, an array of specimen shrubs, plants and bushes, timber garden shed, paved sun terrace which extends to the side of the property and gives access to the:

**Rear low maintenance gardens**
Having paved area and borders/ provides a fantastic rural/farmland aspect.

**Services**
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

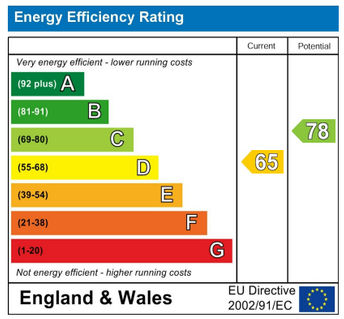
**Tenure**
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.




## FLOORPLANS




Total area: approx. 77.8 sq. metres (837.5 sq. feet)

For illustrative purposes only Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.