



SAMUEL WOOD

10 Broom Drive, Minsterley, Shrewsbury, Shropshire, SY5 0AZ

Offers In The Region Of £250,000



# 10 Broom Drive

Minsterley, Shrewsbury, Shropshire, SY5 0AZ



- Three Bedroom Detached Bungalow
- Kitchen, Shower Room & Separate WC
- Generous 0.11 Acre Plot
- Requiring Some Modernisation
- NO UPWARD CHAIN
- Spacious Living / Dining Room
- South Facing Garden with Rural Views
- Garage & Good Sized Driveway
- Village Amenities
- EPC Rating E

Occupying a generous plot of approximately 0.11 acres, this cherished three-bedroom home enjoys a desirable position within the popular village of Minsterley. The property benefits from a south-facing garden, ideal for enjoying sunlight throughout the day, alongside landscaped grounds that provide both privacy and space for outdoor living. Offering excellent potential, the home would benefit from some modernisation, making it perfect for buyers looking to personalise. Conveniently offered with no onward chain, it suits those seeking a straightforward move. With driveway parking for up to three vehicles, a garage, and gated side access, the property combines practicality with a peaceful village setting, appealing to families and those seeking a quieter lifestyle within easy reach of Shrewsbury.

Internally, the property features a spacious living room and a breakfast kitchen, providing a solid foundation for comfortable day-to-day living. There are three well-proportioned bedrooms, along with a shower room and separate WC, offering practical accommodation for families. While the home has been well cared for over the years, it would now benefit from some upgrading, presenting an excellent opportunity to enhance and add value. Additional features include electric storage heaters, good quality windows, loft insulation, and further loft storage space within the garage.

Externally, the property continues to impress with a beautifully maintained, south-facing rear garden that has been thoughtfully landscaped to create a private and relaxing outdoor space. The garden offers plenty of room for entertaining, gardening, or simply enjoying the surrounding rural outlook. To the front, a driveway provides parking for up to three vehicles alongside a garage, while gated side access enhances both convenience and security.

Minsterley is a well-served village located approximately one mile from Pontesbury and around ten miles south west of Shrewsbury, positioned along the A488 on the Bishop's Castle road. Surrounded by attractive countryside, including the nearby Hope Valley and the Stiperstones Hills, the area offers excellent opportunities for outdoor pursuits. The village itself benefits from a range of amenities including a local pub, village hall, petrol station, primary school, mini supermarket and takeaway, while further facilities such as a secondary school, doctors and dentists can be found in nearby Pontesbury.







## Directions

What3words: ///hikes.reverted.gives

Services: We understand that the property has mains electricity, mains water and mains drainage.

Broadband Speed: Basic 17 Mbps & Superfast 80 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

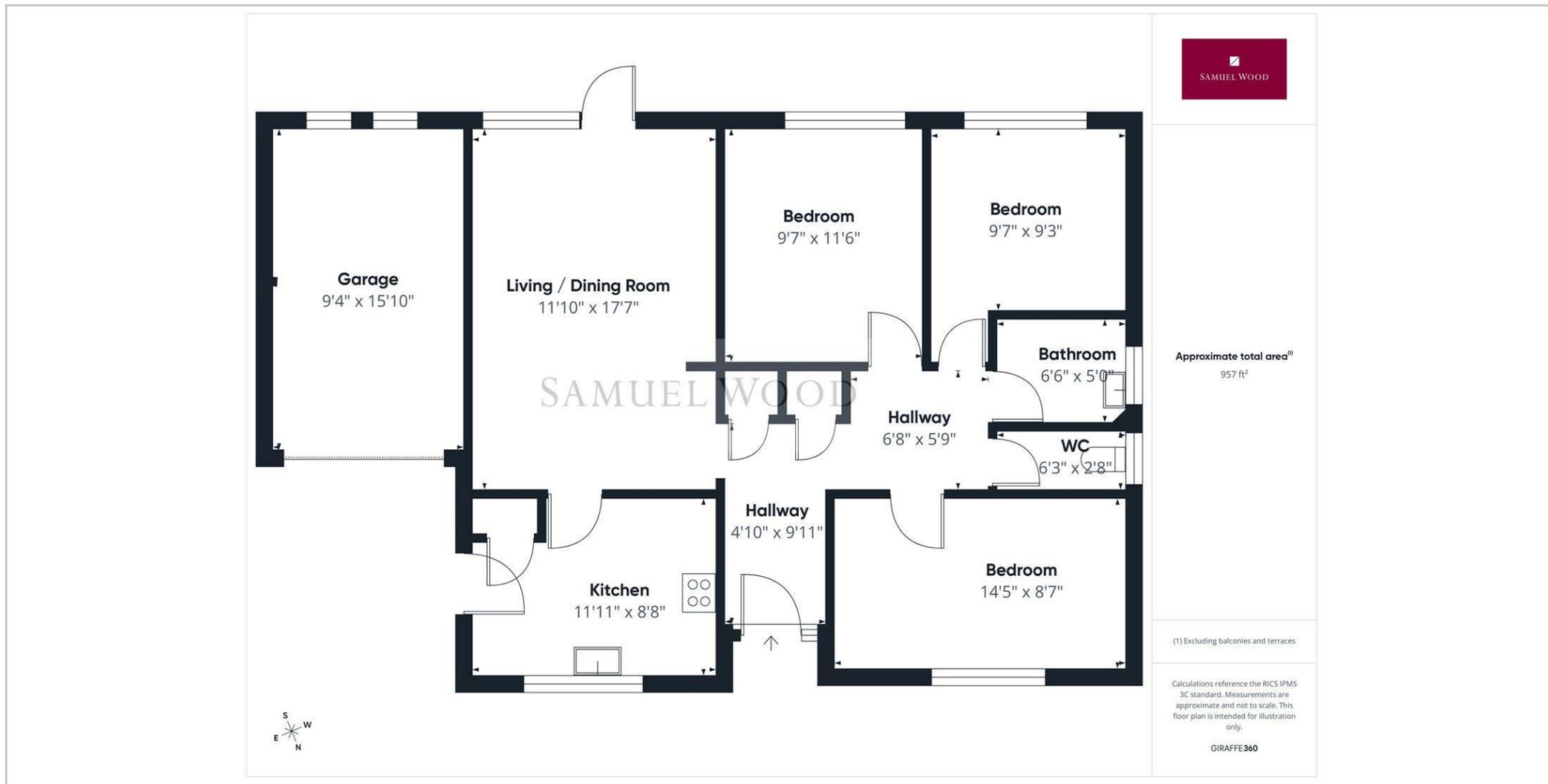
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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