MILLER EVANS

SHREWSBURY'S ESTATE AGENT

11 Linden Fields, Minsterley, Shrewsbury, SY5 0FE

£210,000 Asking Price

To view this property please call us on **01743 236 800** Ref: C7329/SL/KQ

A well presented and neatly kept, modern, three bedroom semi-detached house.

NO UPWARD CHAIN This neatly kept and well presented, modern, three bedroom semi-detached house boasts a modern open plan kitchen/dining/living room, cloakroom, three bedrooms and bathroom. The property benefits from a garage, parking for two cars and a good sized rear garden.

The property is pleasantly situated on this small modern development within this popular village location. The village of Minsterley has an excellent range of amenities including a primary school, garage/co-op, frequent bus service and a public house. The nearby village of Pontesbury also provides an excellent variety of amenities, whilst access to the Shrewsbury town centre and local by-pass is readily accessible.

FLOOR PLANS

INSIDE THE PROPERTY

OPEN PLAN KITCHEN/LIVING/DINING ROOM
25'7" x 14'11" (7.80m x 4.57m)
Part glazed entrance door
Understairs store cupboard
Window to the front
French doors leading to rear garden
Beautifully fitted kitchen area with a range of matching wall and base units comprising of cupboards and drawers with wood effect worktops over and tiled splash
Integrated four ring hob with oven beneath and extractor over
Space and plumbing for further white goods
Tile effect flooring
Window overlooking the rear garden

CLOAKROOM
Modern white suite comprising;
Wash hand basin, wc
Tile effect flooring

STAIRCASE rising to FIRST FLOOR LANDING with loft access, two large fitted store cupboards with shelving and hanging rails

BEDROOM 1
11'11" x 8'1" (3.63m x 2.46m)
Built in mirror fronted wardrobe
Window to the front with a pleasant rural outlook

BEDROOM 2
9'5" x 8'2" (2.87m x 2.49m)
Window to the rear overlooking the garden
Fitted wardrobes with sliding mirror fronted doors

BEDROOM 3
7'7" x 6'6" (2.31m x 1.98m)
Window to the front with a pleasant rural outlook

BATHROOM
Modern white suite comprising;
Panelled bath with shower screen and shower unit over
Pedestal wash hand basin, wc
Tiled effect flooring
Tiled walls
Wall mounted heated towel rail

OUTSIDE THE PROPERTY

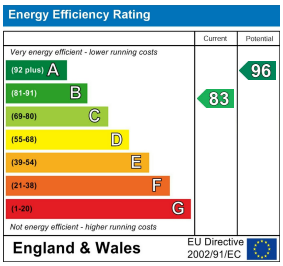
GARAGE
16'9" x 9'3" (5.11m x 2.82m)
Up and over door
Power and lighting
Concrete floor
Wall mounted gas fired central heating boiler

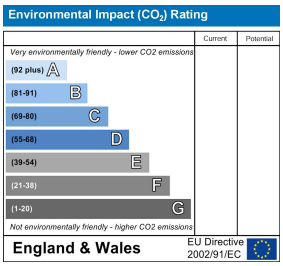
The property is approached over a tarmacadam driveway, providing parking for two cars and access to the garage.

There is a neatly kept and good sized REAR GARDEN with a paved patio, paved pathway and large lawn area. The whole is enclosed on all sides by closely boarded wooden fencing.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Bishops Castle Road), proceed through Hanwood and Pontesbury. On entering Minsterley, shortly before you reach the centre of the village, Linden Fields will be found on your right hand side.





SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted,but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

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www.millerevans.co.uk | homes@millerevans.co.uk

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