



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

15 Perret Close, Little Minsterley, Shrewsbury SY5 0FL

**£129,000 60%
Shared ownership**

To view this property please call us on **01743 236 800** Ref: C7344/GM/MU

A beautifully presented, modern, 3 bedroomed, semi detached house.

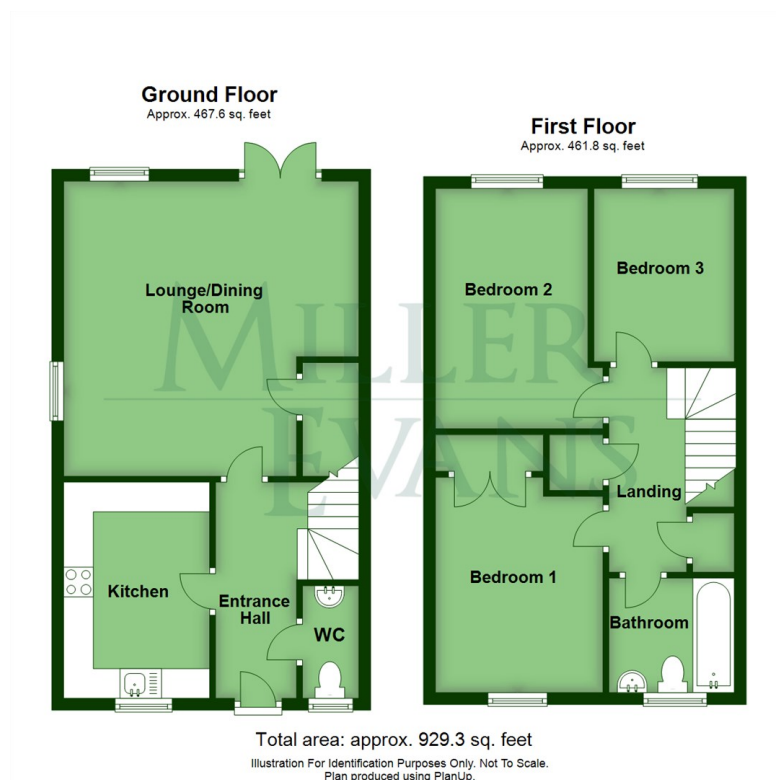
This beautifully presented, modern, 3 bedroomed, semi detached house has been recently constructed by a reputable builder and is ideal for a local first time buyer. The accommodation includes : entrance hall, cloakroom/wc, kitchen, spacious lounge/dining room, 3 good sized bedrooms and bathroom. 2 Private car parking spaces and attractive rear garden. The property also benefits from gas-fired central heating and UPVC double glazing.

This property is pleasantly situated on this small residential development within the centre of the popular village of Minsterley where there is an excellent range of local amenities including good schools, a Petrol Station/Co-Op, frequent bus service, Public House and is also well placed for easy access to the Shrewsbury by-pass with M54 Motorway link to the West Midlands.

Agents Notes : Please note the lease if for 990 years from April 2022. Buyers would be purchasing a 60% share in this property with rent of £187.92 on the remaining 40%. Service charge of £57.21, both paid monthly, totalling £245.13. Buyers can staircase up to a maximum of an 80% share.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

CLAOKROOM/WC

Fitted with a modern white suite comprising low flush wc
Wash hand basin
Window to the front and tiled floor.

KITCHEN

12'0" x 8'1" (3.65m x 2.46m)
Fully fitted modern kitchen with a range of matching wall and base units comprising of both cupboards and drawers with wood effect worktops over and matching upstands
Integrated 4 ring hob with extractor over and oven beneath, space and plumbing for white goods, ceiling spotlights
Window to the front.

LOUNGE/DINING ROOM

16'4" x 16'4" (4.98m x 4.98m)
Large understairs store cupboard
French doors leading out to the rear garden
Windows to the side and rear.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING with 2 built in storage cupboards with slatted shelving.

BEDROOM 1

11'11" x 9'3" (3.63m x 2.83m)
Built in double wardrobe and window to the front.

BEDROOM 2

13'3" x 9'3" (4.05m x 2.83m)
Window to rear.

BEDROOM 3

9'7" x 7'9" (2.92m x 2.37m)
Window to rear.

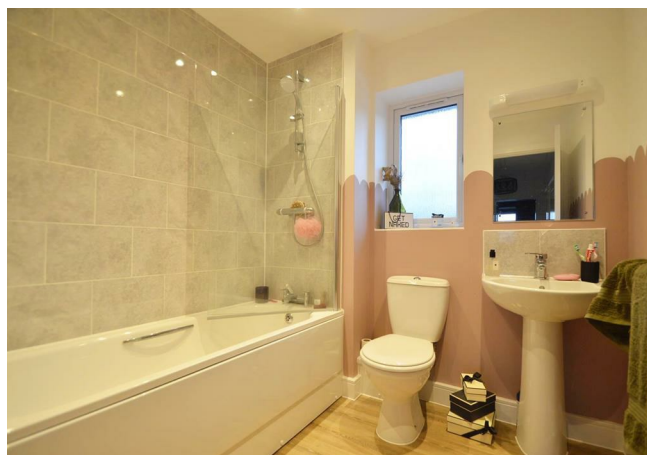
BATHROOM

Fitted with a modern white suite comprising panelled bath with shower screen and shower unit over
Low flush wc
Pedestal wash hand basin with tiled splash.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a private brick paved forecourt providing parking for 2 cars with a paved pathway providing pedestrian access to the formal reception area.

To the rear of the property is a fully enclosed GARDEN with a paved patio seating area and lawned area, all enclosed by closely boarded wooden fencing.

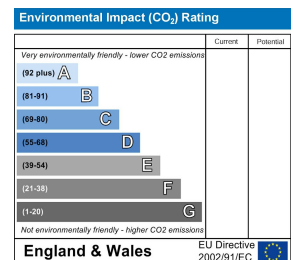
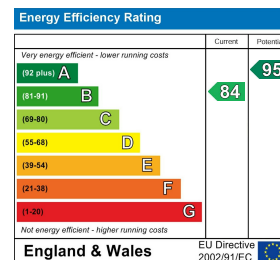


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A588 Bishops Castle Road, proceeding through Hanwood and Pontesbury and on entering Minsterley, shortly before you reach the petrol station, turn right onto Perret Close, follow the road through the cul-de-sac where the property will be found towards the end on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

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

TENURE

We are advised that this property is Leasehold 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

Council Tax Band: B

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.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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