



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

17 Orchard Drive, Minsterley, Shrewsbury, SY5 0DG

£200,000

To view this property please call us on **01743 236 800** Ref: C7479/WM/KQ

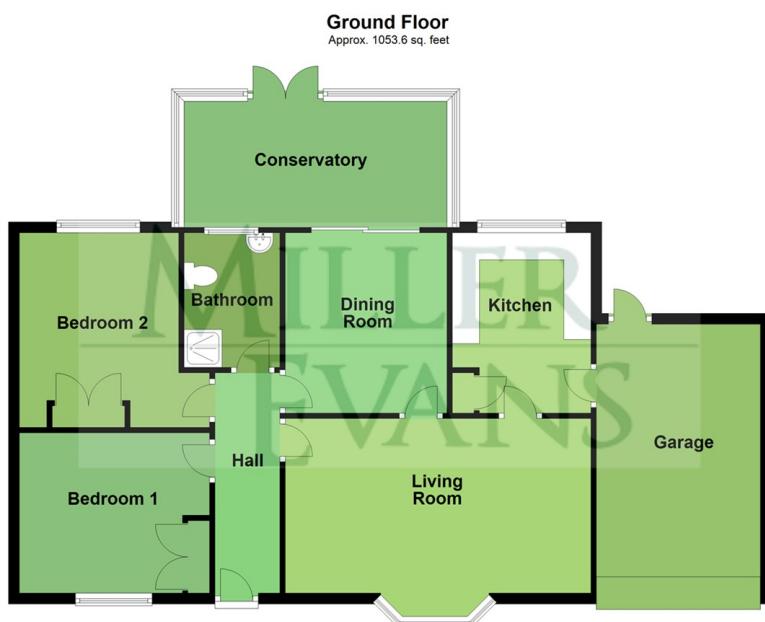
A neatly kept two bedroom detached bungalow.

This neatly presented, two bedroom, detached bungalow provides well proportioned accommodation briefly comprising; entrance hall, living room, dining room, kitchen, conservatory, two bedrooms and bathroom. Garage and parking. Landscaped rear garden.

The property occupies a pleasant and convenient cul-de-sac position, close to the centre of the village, which is situated approx. 10 miles south of Shrewsbury. Good local amenities include a Primary School, Co op Supermarket, Garage, Public House and a Church. There is also a frequent bus service and easy access to the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



Total area: approx. 1053.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

10'7" x 18'6" (3.23m x 5.65m)

Bay window

DINING ROOM

10'11" x 9'10" (3.33m x 2.99m)

Sliding doors to Conservatory

CONSERVATORY

Double doors to rear garden

KITCHEN

10'11" x 8'5" (3.33m x 2.56m)

Range of wall and base units

Window to the rear

Door to garage.

BEDROOM 1

9'9" x 11'6" (2.96m x 3.51m)

Built in wardrobes

Window

BEDROOM 2

11'10" x 9'8" (3.60m x 2.94m)

Built in wardrobes

Window

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

Door to rear garden

Up and over door

The property is approached over a paviour driveway providing parking and access to the garage, flanked by gravel and rockery area and second pathway giving access to the reception area.

Enclosed and private REAR GARDEN laid for ease of maintenance with pressed pattern concrete patio with shrubbery borders and mature hedging.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Bishops Castle Road) passing through Hanwood and Pontesbury and having entered Minsterley turn left onto Callow Lane, a short distance before the roundabout. Proceed for a short distance before turning right into Oak Drive then right again into Orchard Drive. Proceed to the end of the cul-de-sac where the property will be found.



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 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

Council Tax Band: B

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