



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**15 Callow Lane, Minsterley, Shrewsbury, SY5 0DF**

**Region £310,000**

To view this property please call us on **01743 236 800** Ref: C7581/WM/KQ

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# A spacious, well maintained, three bedroom detached family home.

This spacious, well maintained three bedroom detached family home provides well planned and well proportioned accommodation briefly comprising; entrance porch, entrance hall, cloakroom, living room, dining room, kitchen, conservatory, three bedrooms and bathroom. Garage with utility, ample parking. Neatly kept rear garden. The property benefits from gas fired central heating.

The property is situated in the popular village of Minsterley with an excellent range of local amenities including a primary school, co-op/petrol station and public house and on a frequent bus service to the nearby town centre. The nearby village of Pontesbury also provides an excellent variety of amenities.



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### ENTRANCE PORCH

Two windows

### ENTRANCE HALL

Wood effect laminate flooring

Understairs recess housing gas fired boiler.

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

21'1" x 15'10" (6.43m x 4.83m)

Window to the front

Feature brick fireplace with Multi-Fuel log burner

Window and sliding doors to:

### DINING ROOM

18'11" x 7'6" (5.77m x 2.29m)

Window to the rear

Double doors to:

### CONSERVATORY

11'10" x 9'10" (3.61m x 3.00m)

Tiled floor

French doors to rear garden.

### KITCHEN

18'10" x 9'10" (5.74m x 3.00m)

Range of matching wall and base units

Double oven, five ring stainless steel gas hob with extractor hood over

Spotlights

Tiled floor

Window to the rear

Door to garage.

STAIRCASE rising from entrance hall to FIRST FLOOR

LANDING with built in airing cupboard and access to roof space.

### BEDROOM 1

15'6" x 9'10" (4.72m x 3.00m)

Window overlooking rear garden

Built in wardrobe and dressing table

### BEDROOM 2

14'3" x 7'9" (4.34m x 2.36m)

Window to the rear

### BEDROOM 3

9'5" x 7'10" (2.87m x 2.39m)

Window to the front

### BATHROOM

White suite comprising;

Corner Jacuzzi bath with electric shower over

Wash hand basin, wc

Tiled floor and walls

Window to the front

### UTILITY

14'11" x 8'8" (4.55m x 2.64m)

Part tiled flooring

Door to garden and door to garage.

### OUTSIDE THE PROPERTY

#### GARAGE

23'0" x 9'0" (7.01m x 2.74m)

Up and over door

Power and lighting

The property is divided from the road by a dwarf brick wall and approached over a driveway providing ample parking and leading to the garage, flanked by lawn with floral borders.

Enclosed REAR GARDEN with large raised paved patio, steps down to good sized lawn area with established hedging. Log store. Garden store shed.

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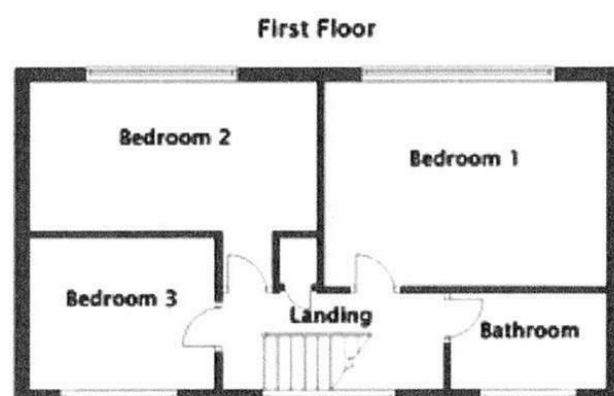






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## FLOOR PLANS ...



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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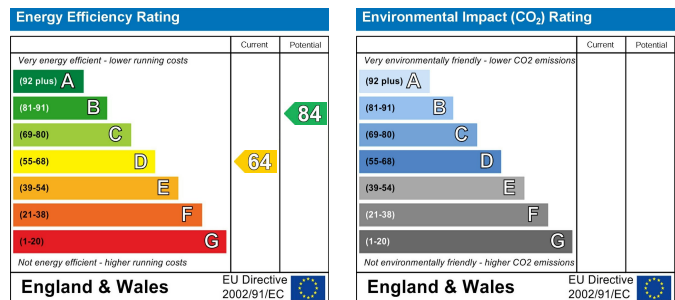
**15 Callow Lane, Minsterley, Shrewsbury**



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 Bishop's Castle Road and proceed through the villages of Hanwood and Pontesbury and on entering Minsterley proceed past the petrol station taking the second left onto Callow Lane, proceed for a short distance where the property will eventually be found 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 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: C

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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