



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**35 Snailbeach, Minsterley, Shrewsbury, SY5 0NS**

**Region £385,000**

To view this property please call us on **01743 236 800** Ref: C7615/WM/lrd



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# A unique and spacious three bedroom detached family home

This unique detached three bedroom family home provides well planned and well proportioned accommodation throughout, briefly comprising: entrance hall, living room, conservatory, dining room, kitchen, utility area and shower room. Three bedrooms and family bathroom. Large plot with countryside views. The property benefits from oil fired central heating.

The property occupies a delightful, elevated position in this small hamlet, located close to Stiperstones village with its attractive public house and village shop. The property is ideally located approximately 3 miles from Minsterley which provides a variety of local amenities while also being well placed for access to Shrewsbury.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### KITCHEN

11'3" x 15'7" (3.42m x 4.74m)

Windows to the front and side

Range of matching wall and base units

Stanley stove

Free flowing access to dining room and utility area

#### UTILITY AREA

4'4" x 5'7" (1.31m x 1.71m)

Space for white goods and access to ground floor shower room

#### SHOWER ROOM

Window to side

Shower cubicle

Wash hand basin

Low flush wc

#### DINING ROOM

9'3" x 21'6" (2.83m x 6.55m)

Window to the side

Fireplace with working log burner

Exposed ceiling beams

#### CONSERVATORY

With views of the garden to the side and side access

#### LIVING ROOM

22'1" x 13'7" (6.74m x 4.15m)

Two windows to the side,

French doors leading to and opening onto the patio

Log burner

From the ENTRANCE HALL, staircase rises to FIRST FLOOR LANDING with fitted storage cupboards

#### BEDROOM 1

8'8" x 17'9" (2.63m x 5.40m)

Windows to the side

#### BEDROOM 2

12'0" x 13'7" (3.66m x 4.15m)

Window to the front

#### BEDROOM 3

9'11" x 6'3" (3.02m x 1.90m)

Window to the front

#### BATHROOM

Panelled bath

Wash hand basin

low flush wc

## OUTSIDE THE PROPERTY

The property is approached over a spacious driveway providing room for ample parking, predominantly laid to lawn, enclosed on all sides by mature hedging and floral borders.

To the front and side of the property is a spacious patio area, perfect for outside entertaining, whilst also taking in the fantastic views.

To the rear of the property, there is an additional patio area with access to an out building and a further area laid predominantly to lawn with a greenhouse. From the rear patio, there is also a private gated entrance onto a public road.













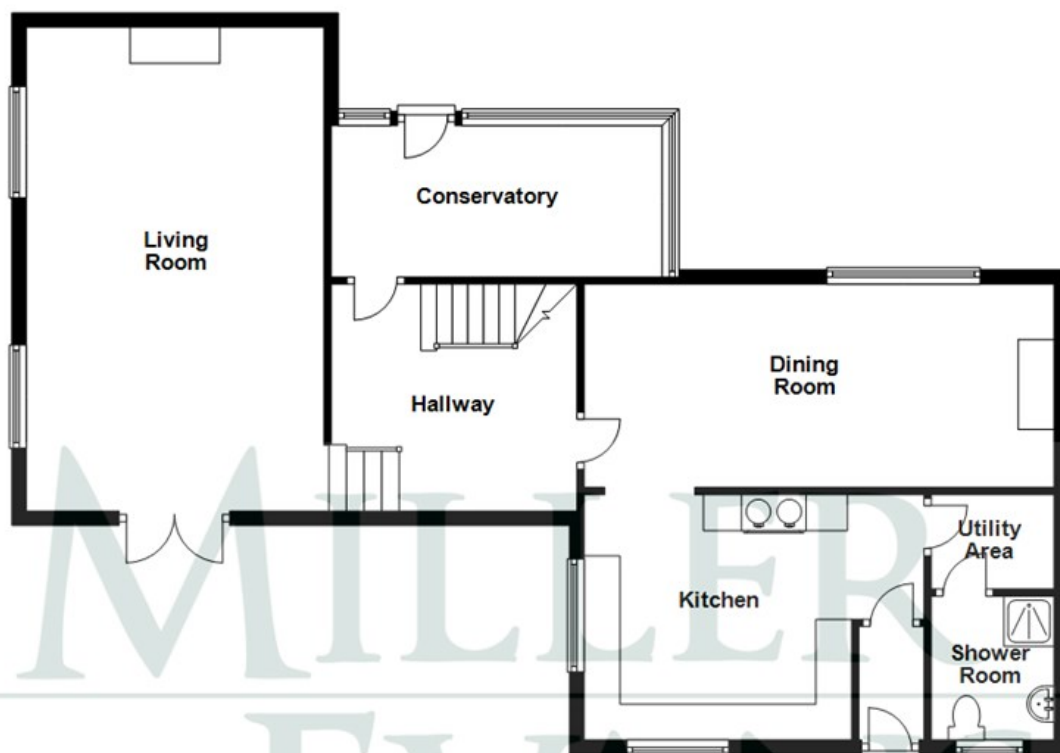




## FLOOR PLANS ...

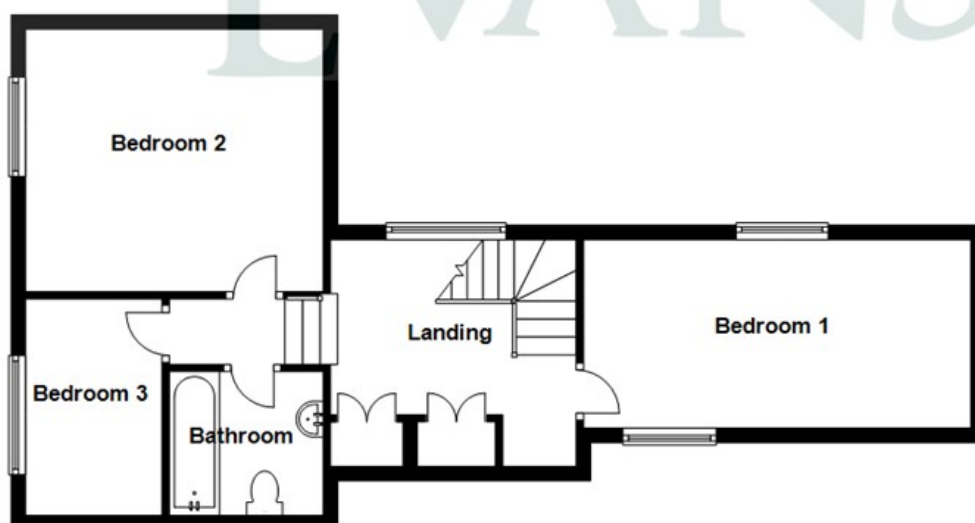
### Ground Floor

Approx. 983.7 sq. feet



### First Floor

Approx. 577.7 sq. feet



Total area: approx. 1561.4 sq. feet

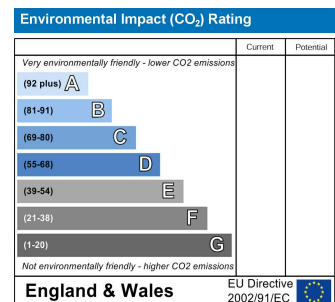
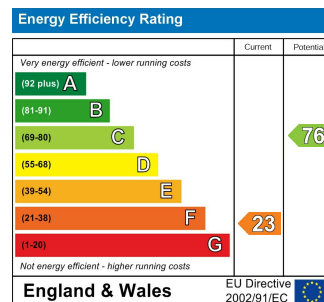
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

Approaching from Shrewsbury, proceed through Hanwood and Pontesbury. As you enter the centre of Minsterley, turn left along Plox Green Road, Follow the A448 road, taking a left hand turn opposite Drury Lane. Continue along this road for some distance. Turn right after St Luke's Church onto Lower Works Lane. At the fork in the road, fork left and the property will be found at the top of the road on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating.

### TENURE

We are advised that this property is 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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