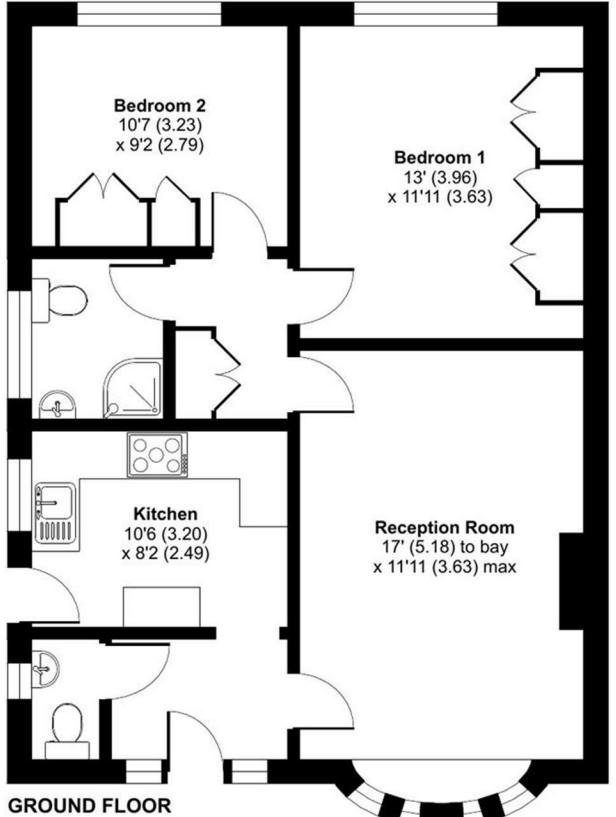


FOR SALE

33 Callow Lane, Minsterley, Shrewsbury, SY5 0DF

Halls<sup>1845</sup>



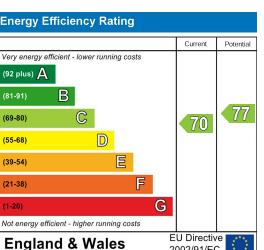
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1347487

Halls<sup>1845</sup>

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

#### Energy Performance Rating



Halls<sup>1845</sup>

01743 236444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com

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Residential / Fine Art / Rural Professional / Auctions / Commercial



FOR SALE

Offers in the region of £250,000

33 Callow Lane, Minsterley, Shrewsbury, SY5 0DF

A beautifully presented and particularly well maintained detached bungalow, set with attractive landscaped gardens on the edge of this popular rural village.



hallsgb.com

01743 236444

MILEAGES: Shrewsbury 11.4 miles, Telford 23.3 miles. All mileages are approximate.

1 Reception  
Room/s

2 Bedroom/s

1 Bath/Shower  
Room/s

- Attractive and convenient location
- Well maintained throughout
- Comfortably proportioned rooms
- Generous driveway parking
- Landscaped front and rear gardens
- Popular rural village

#### DIRECTIONS

From Shrewsbury Town Centre proceed west through Radbrook and upon reaching the A5 roundabout go straight across onto the A488 signposted Bishops Castle. Continue through the villages of Hanwood and Pontesbury and on reaching Minsterley proceed into the village taking the left turn onto Callow Lane just before the Crown and Sceptre Public House. Continue along Callow Lane and up the bank and as the road levels out the bungalow will be found on the left hand side clearly identified by a 'Halls for Sale Board'.

#### SITUATION

33 Callow Lane is located on the fringe of the popular village of Minsterley which has a selection of amenities which include a mini Morrisons supermarket, pub, fish and chip shop, church and primary school. The nearby village of Pontesbury has a wider selection of facilities including a dental and medical practice. The County town of Shrewsbury is easily accessible whilst the A5 bypass gives a quick link through to Telford.

#### DESCRIPTION

Situated on the fringe of a popular rural village, this well-presented and well-maintained detached bungalow offers comfortable and spacious accommodation throughout.

The property features a generous lounge/dining room, a neatly fitted kitchen, and two sizable bedrooms, both of which provide fitted wardrobes, and are both served by the shower room and a separate guest WC.

Externally, the bungalow benefits from a generous driveway providing ample off-road parking, along with attractive and easily maintained gardens to both the front and rear. The gardens include lawns, patio areas, and a variety of established borders, creating a pleasant and private outdoor space.

This delightful bungalow combines the appeal of countryside living with practical, low-maintenance features, making it an ideal home for a range of buyers.

#### GENERAL REMARKS

#### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

#### COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

#### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.