

FOR SALE

Belmont Horsebridge Road, Minsterley, Shrewsbury, SY5 0AE



FOR SALE

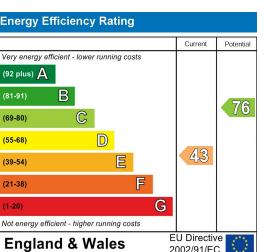
Offers In The Region Of £387,000

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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



A highly desirable and deceptively spacious, mature detached house, offering scope for extension (S.T.P.P.), set in a generous plot with lawned gardens in this most popular rural village.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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MILEAGES: Shrewsbury 10 miles, Pontesbury 2.4 miles and Telford 24 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Mature detached house**
- **Excellent scope to extend (S.T.P.P.)**
- **Well proportioned rooms**
- **Versatile accommodation**
- **Large driveway parking area**
- **Generous gardens**

DIRECTIONS

From Shrewsbury take the A488 west travelling through the villages of Hanwood and Pontesbury. On reaching Minsterley proceed to the mini roundabout and continue straight over passing the fish and chip shop on the right hand side. Arriving at the next roundabout take the right turn down Horsebridge Road and the property will be found after a short distance on the right hand side identified by a Halls 'For Sale' board.

SITUATION

The property is attractively positioned within the village of Minsterley, which provides a selection of basic amenities including a mini supermarket, fish and chip shop, public house, church, primary school and veterinary surgery. A few miles away is Pontesbury which has a greater selection of amenities including a dental and medical practice. The county town of Shrewsbury is readily accessible for commuters with the A5 giving a quick link to the M54 motorway through to Telford. The property is also well placed to the nearby Hope Valley and Stiperstones which is well known amongst walkers.

DESCRIPTION

Belmont is a highly appealing and deceptively spacious mature detached house. The ground floor provides two reception rooms, conservatory, kitchen, utility and guest WC. To the first floor there are three well proportioned bedrooms and the family bathroom. Due to the size of the plot there is excellent scope for all prospective purchasers to extend the existing accommodation subject to the necessary planning permissions and building regs. Outside there is a generous amount of driveway parking with space for numerous vehicles. The gardens are of a good size and predominantly laid to lawn. Purchasers will be pleased to note that the rear garden adjoins fields.

ACCOMMODATION

Panelled part glazed entrance door leads into;

ENTRANCE PORCH

Built in cloaks cupboard. Door to:

GUEST WC

With tiled floor. Low level WC. Wall mounted wash hand basin.

ENTRANCE HALL

With staircase rising to first floor. Built in under stair storage cupboard.

DINING ROOM

With sliding patio doors through to:

LIVING ROOM

With attractive exposed brick chimney breast and fireplace with tiled hearth housing log burning stove. Dual aspect windows.

SUN ROOM/CONSERVATORY

With wraparound UPVC double glazed windows and polycarbonate roof. Twin glazed French doors providing access and views out to the rear gardens.

KITCHEN

Providing a modern range of gloss eye and base level storage cupboards and drawers with generous work surface area over and incorporating a one and a half bowl FRANKE stainless steel sink unit and drainer with mixer tap. Integral electric BECKO oven and grill with 4 ring hob unit over and extractor hood. Space and plumbing for dishwasher. Access door to rear porch. Door to:

UTILITY ROOM

With fitted work top. Stainless steel sink unit and drainer with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Base level cupboards. Space for fridge freezer.

REAR PORCH

Housing the oil fired MISTRAL central heating boiler. Panelled part glazed UPVC door to rear garden.

FIRST FLOOR LANDING

BEDROOM 1

With attractive aspect with Stiperstones hill in the distance.

BEDROOM 2

BEDROOM 3

With built in airing cupboard housing insulated hot water cylinder with slatted shelving over.

BATHROOM

With tile effect flooring and providing a white suite comprising low level WC, pedestal wash hand basin and corner panelled bath with feeder shower attachment. Shower cubicle with inset tiling and wall mounted electric shower. Extractor fan.

OUTSIDE

The property is approached over a generous tarmacadam driveway with timber gates providing parking for numerous vehicles, whilst also giving the opportunity for the construction of a garage subject to any necessary building regulations.

THE GARDENS

To the front and rear the gardens are extensively lawned for ease of maintenance and provide a lovely space. There is excellent scope for all gardening enthusiasts to introduce their own designs and tastes. Immediately adjacent to the Conservatory is a part gravelled and concreted area which again offers potential for a patio/sun terrace. It should be noted that the rear gardens adjoin farmland.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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