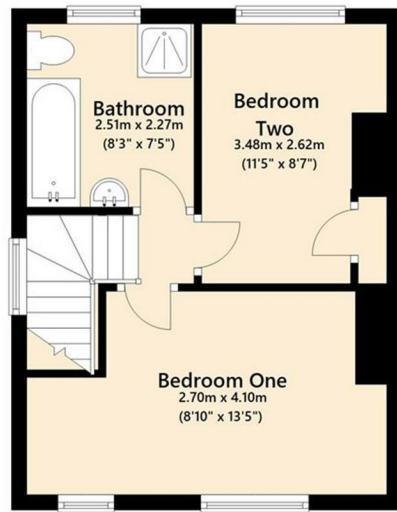


## Ground Floor



## First Floor



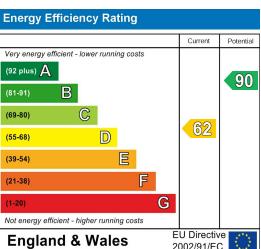
Total area: approx. 71.0 sq. metres (764.0 sq. feet)

Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

**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



01743 236 444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

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FOR SALE

Offers In The Region Of £250,000

2 Little Minsterley, Minsterley, Shrewsbury, SY5 0BW

A recently renovated and greatly improved semi-detached cottage with generous parking and attractive gardens enjoying pleasant views, located in the popular village of Minsterley.



MILEAGES: Pontesbury 2 miles, Shrewsbury 11 miles, Welshpool 14 miles, Oswestry 23 miles.  
All mileages are approximate.



2 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



- Recently renovated cottage
- Large garden room
- Ample driveway parking
- Attractive gardens
- Pleasant views
- Popular village location

#### DIRECTIONS

From Shrewsbury take the A488 south-west continuing through Hanwood and Pontesbury until you reach Minsterley. Upon entering the village, the property will be found on the left hand side as indicated by the for sale board.

#### SITUATION

The property is situated in the village of Minsterley which provides a selection of basic amenities including a shop/post office, pub, fish and chip shop, church, primary school and veterinary surgery. About a mile away is the village of Pontesbury which has a greater selection of amenities including a dental and medical practice. Shrewsbury is also readily accessible for commuters with the A5 bypass giving a quick link to the M54 motorway to Telford.

#### DESCRIPTION

2 Little Minsterley is a beautifully presented and charming cottage with character. The property has been extensively improved by the current owner and will no doubt have wide market appeal. To the ground floor is a living room with fireplace housing a log burning stove. The kitchen provides a range of bespoke units with solid wood work tops and glazed door leading through to an oak framed garden room. To the first floor are the two bedrooms and bathroom which has a separate shower cubicle. Outside, there is a large driveway parking area. The gardens sit predominantly to the rear and are also of a good size offering a flagged sun terrace entertaining area with steps rising to neatly maintained lawns with raised herbaceous beds and gravel borders.

#### ACCOMMODATION

Part glazed access door leads into:

#### ENTRANCE HALL

With staircase leading to first floor and door to:

#### LIVING ROOM

Attractive fireplace housing log burning stove, understairs storage cupboard.

#### KITCHEN DINER

Tiled floor. Bespoke range of eye and base level storage drawers with solid wood worktops and ceramic sink unit with mixer tap over. Part tiled walls, glazed door to:

#### GARDEN ROOM

Oak framed with full length wraparound double glazed windows and roof, twin glazed doors leading out to rear sun terrace.

#### FIRST FLOOR LANDING

Doors off and to:

#### BEDROOM 1

#### BEDROOM 2

With built in storage cupboard.

#### BATHROOM

Tiled floor. Providing an attractive suite comprising low level WC, wash hand basin and tiled panelled bath with separate shower cubicle. Fully tiled walls.

#### OUTSIDE

The property is approached over a large tarmacadam parking area with space for numerous vehicles.

#### THE GARDENS

Immediately adjacent to the garden room is a sun terrace providing an excellent outdoor entertaining area. Timber and felt storage shed. Steps then rise to a flagged pathway flanked on each side by flowing lawns and containing herbaceous borders. To the top section of garden is a gravelled area, idea for further seating and potted plants.

#### GENERAL REMARKS

##### COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

##### SERVICES

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

##### TENURE.

Freehold. Purchasers must confirm via their solicitor.

##### FIXTURES AND FITTINGS

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

##### VIEWINGS.

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.  
Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)