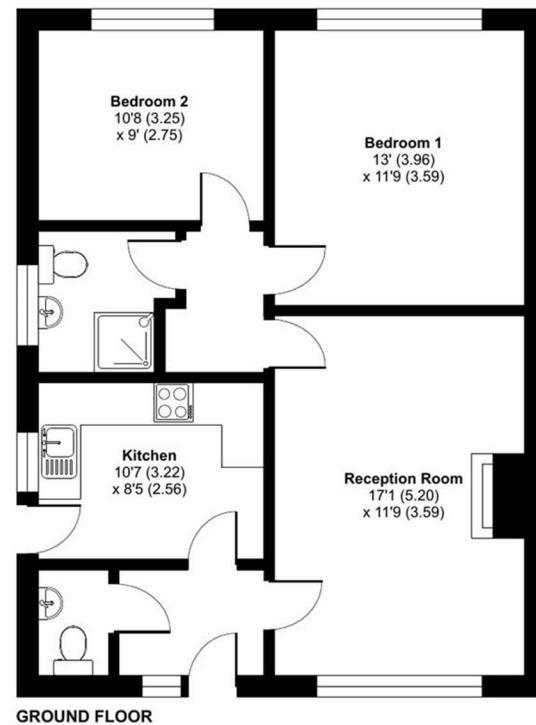
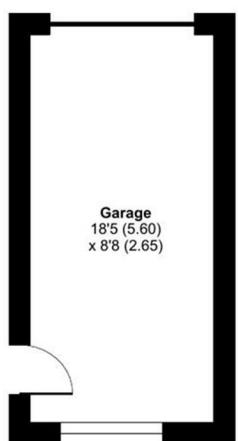


FOR SALE

9 Briar Close, Minsterley, Shrewsbury, SY5 0AX



Approximate Area = 701 sq ft / 65.1 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 859 sq ft / 79.8 sq m
For identification only - Not to scale

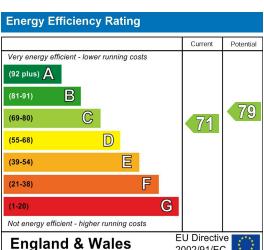


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1411114

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 236444

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



OnTheMarket.com



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Residential / Fine Art / Rural Professional / Auctions / Commercial



FOR SALE

Offers in the region of £220,000

9 Briar Close, Minsterley, Shrewsbury, SY5 0AX

A deceptively spacious and much improved two bedroom semi detached bungalow, in a lovely end of cul-de-sac setting, in the heart of the village with good size garden



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MILEAGES: Shrewsbury 9.8 miles, Telford 23 miles. All mileages are approximate.

1 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s

- **Spacious and well presented**
- **Large sitting room**
- **Two double bedrooms**
- **Refitted shower room**
- **Private driveway**
- **Enclosed private rear garden**

DIRECTIONS

From Shrewsbury take the A488 south-west continuing through Hanwood and Pontesbury until you reach Minsterley. Upon entering the village, take the left turn into hawthorn Road, followed by the next left into Pine Crescent and left again into Briar Clsoe, where the bungalow will be seen on the left hand side.

SITUATION

The property is attractively situated in the popular village of Minsterley, which offers a selection of basic amenities including a pub, fish and chip shop, church, primary school, veterinary surgery and mini Morrisons supermarket. About two miles away is the village of 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 bypass giving a quick link to the M54 motorway and through to Telford. The property is also well placed for the nearby Hope Valley and Stiperstones which are well known amongst walkers.

DESCRIPTION

Situated within the popular rural village of Minsterley, 9 Briar Close is a well-proportioned and neatly maintained semi-detached bungalow offering comfortable, single-storey living in a most desirable cul de sac position.

The accommodation is well arranged, with a welcoming reception hall, providing access to the principal rooms. The spacious living room is a particular highlight, featuring a large picture window that allows for excellent natural light and pleasant views to the front aspect. The kitchen diner is fitted with a good range of units and offers ample worktop space, along with room for a table.

An inner hall leads to two generously sized double bedrooms and a wet room, appointed with a white suite and designed for practicality and ease of use.

Externally, the property is approached via a spacious driveway providing ample off-road parking, complemented by a practical car port and a detached garage. The bungalow stands within generous gardens; to the front are neat lawns with well-stocked shrubbery beds and borders. The rear gardens are a notable feature, enjoying a brick-paved sun terrace perfect for al fresco dining, flowing lawns, and well-established herbaceous beds offering colour and interest throughout the seasons.

A delightful bungalow in a sought-after village location, ideal for those seeking well-maintained accommodation with excellent outdoor space.

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.