

35 Snailbeach, Minsterley, Shrewsbury, SY5 0NS

Shrewsbury & Country House Sales

MILLER EVANS



35 Snailbeach, Minsterley, Shrewsbury, SY5 0NS

£375,000

- Unique, spacious three bedroom detached family home occupying an elevated position
- Kitchen, utility area (with shower room), dining room, conservatory and living room
- Three bedrooms and bathroom
- Spacious driveway
- Patio areas with fantastic countryside views





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.













INSIDE THE PROPERTY

ENTRANCE HALL

KITCHEN
11'3" x 15'7"
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"
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"
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"
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"
Windows to the side

BEDROOM 2
12'0" x 13'7"
Window to the front







BEDROOM 3
9'11" x 6'3"
Window to the front

BATHROOM
Panelled bath
Wash hand basin
low flush wc

OUTSIDE THE PROPERTY

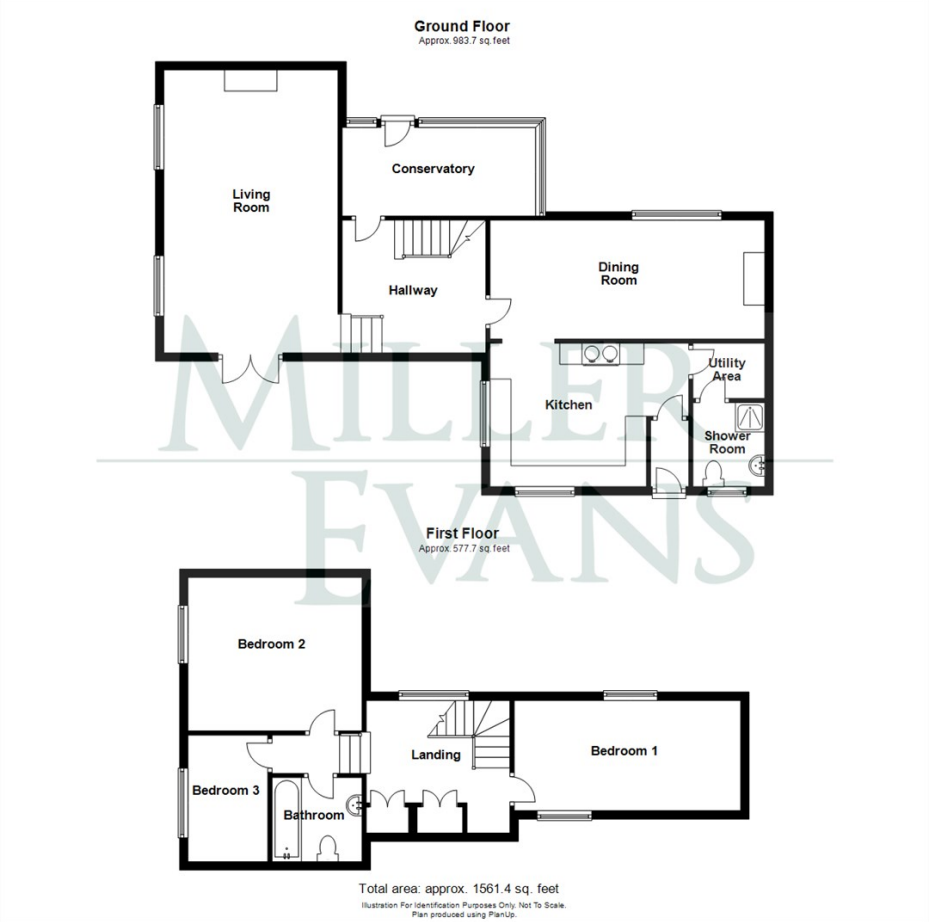
The property is approached over a spacious driveway providing room for ample parking, predominantly laid to lawn, enclosed on all sides by mature hedging and floral borders.

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.

HOW TO GET THERE

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.



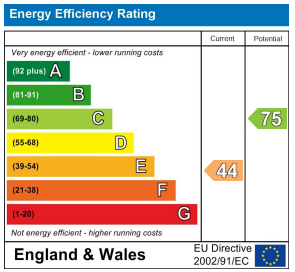
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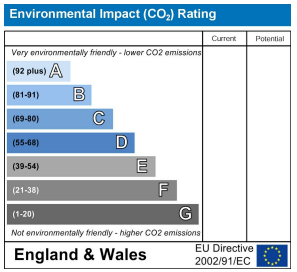
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IMPORTANT NOTICE

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. Images my have been enhanced.
This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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