



£242,550 Offers Over

Ash Lea, Minsterley, Shrewsbury

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01743 213 511

Grantham
ESTATES

www.granthamsestates.co.uk



Step Inside

Key Features

- Desirable Cul-de-sac Location
- Private Rear Garden
- Stunning Open-Plan Kitchen/Diner
- Beautifully Presented Throughout
- Wonderful Master Suite
- Detached Garage and Driveway
- Spacious & Extended Accommodation
- Modern and Refitted Interior
- Village Lifestyle with Urban Access

Property Description

Nestled in a tranquil cul-de-sac within the desirable village of Minsterley, this stunning 3-bed semi-detached home has been greatly improved & extended to create a beautifully presented & spacious family haven. This property is designed for modern living & offers a perfect blend of comfort & style.

Main Particulars

Hall | Lounge | Kitchen/diner | Utility | Downstairs WC | Three bedrooms (master en-suite) | Bathroom | Garage

Shrewsbury 10 miles, Church Stretton 12 miles, Welshpool 15 miles, Oswestry 20 miles

Nestled in a peaceful cul-de-sac within the highly desirable village of Minsterley, this beautifully presented and greatly improved three-bedroom semi-detached house offers the perfect blend of style, space, and comfort for modern family living. From its impressive open-plan layout to its private gardens and wonderful master suite, every detail of this home has been thoughtfully enhanced.

A composite double-glazed entrance door with a canopy over welcomes you into the inviting hallway, where wood-effect flooring and a radiator set a warm tone. From here, stairs rise to the first floor, and a door leads into the cosy lounge. With its UPVC double glazed window to the front and fitted carpet, it's a perfect space for relaxation. Wooden framed glazed doors from the lounge open to the main living area, creating a sense of light and flow.

Prepare to be captivated by the impressive open-plan re-fitted kitchen/diner with family area, the true heart of this home. The dining area boasts a sleek tiled floor and LED spotlights, with a handy under-stairs store cupboard housing the gas-fired combination boiler. The kitchen area is a chef's dream, featuring a range of contemporary gloss white eye-level and base units, an integrated double oven, fridge, dishwasher, and microwave. Fitted wooden-style worktops with an inset sink and a breakfast bar with fitted cupboards and a wood-effect worktop provide ample preparation and storage space. A wall-hung cooker extractor fan with a four-ring gas hob and under-unit lighting complete this modern space.

The family area, also with tiled flooring, offers a bright and welcoming spot for gathering, with double-glazed French doors providing seamless access to the rear gardens. A door from the kitchen leads to the utility room, which includes eye-level and base units, a fitted wooden-style worktop with space for appliances, and a UPVC double glazed door leading to the garden. The adjacent cloakroom is equipped with a WC with a hidden cistern, a wash hand basin, and a heated chrome-style towel rail.

From the hallway, stairs ascend to the first floor landing, which features loft access and LED spotlights. Doors lead to the three good-sized bedrooms and the attractive family bathroom. The magnificent master bedroom is a tranquil sanctuary, with a UPVC double-glazed window to the front and a large built-in, mirror-fronted wardrobe. Its luxurious en-suite shower room features a tiled shower cubicle, a vanity wash hand basin with storage drawers below, a low-flush WC, and a heated chrome-style towel rail.

Bedroom two is a spacious double room with a mirror-fronted built-in wardrobe and two UPVC double-glazed windows to the front. Bedroom three is a versatile single bedroom, perfect for a child or as a home office, with a UPVC double-glazed window overlooking the rear gardens. All bedrooms are fitted with plush carpet. The attractive family bathroom boasts a three-piece white suite with a panel bath, an additional wall-mounted electric shower, a WC, and a wash hand basin.

The exterior of the property is equally impressive. The front garden features a lawn on either side of a double-width brick-paved pathway leading to the front door. The

rear garden is a private and attractive outdoor retreat, with a paved pathway, brick and paved steps leading to a raised patio area, and a lush lawn. This space is securely enclosed by recently installed timber fencing and contemporary railings. A gated pedestrian access at the rear of the garden leads to the driveway and the detached brick-built garage, which has an up-and-over door, a glazed window, and a part-glazed service door to the side.

Council Tax Band: B (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Local Area

Situated in the heart of the village of Minsterley. Living here offers the best of both worlds: a strong sense of community & the tranquillity of rural life, with the convenience of a vibrant market town just a short drive away. Minsterley provides for your daily needs with a primary school, a church, a village hall, & a petrol station with an attached Morrisons. The village is also a popular base for walkers, with the stunning Shropshire Hills AONB a short distance away, offering breath-taking views & endless opportunities for outdoor pursuits.

The medieval town of Shrewsbury is readily accessible via the A488, with the journey taking less than 20 minutes by car. The town is famous for its independent shops, historic architecture, vibrant market hall, & the loop of the River Severn which encircles it, offering beautiful riverside walks & boat tours. Shrewsbury also provides a wide selection of cafes, restaurants, & entertainment venues, including Theatre Severn.

Services

Mains water, electricity, drainage and gas.

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 you should take advice from your legal representatives and Surveyor.

Referral Fee Disclaimer

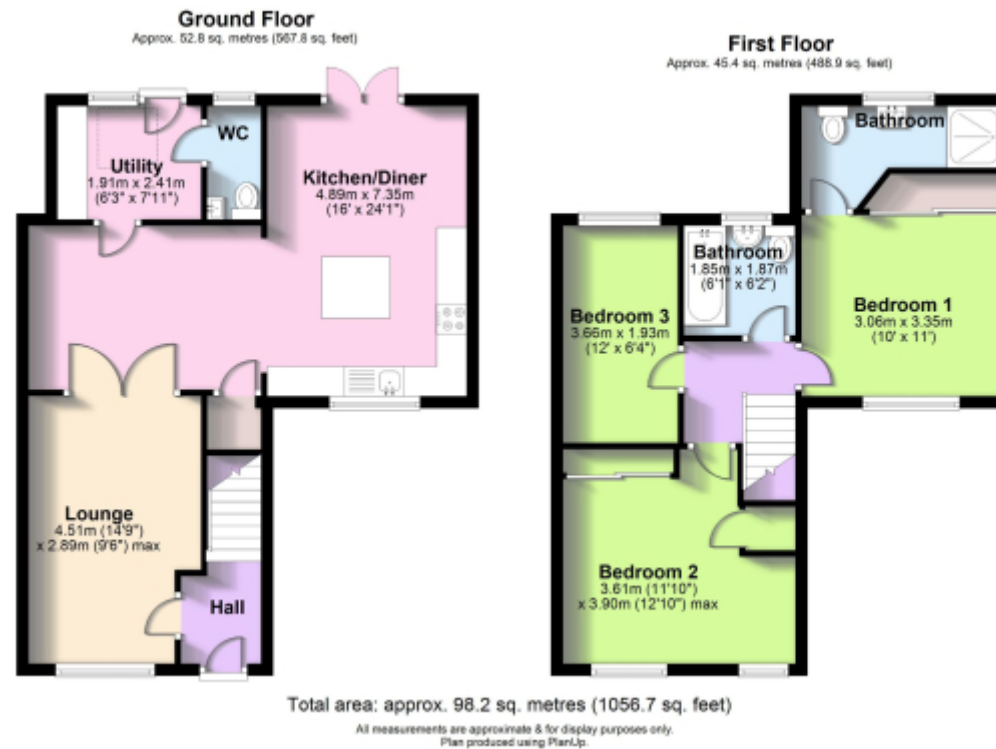
Grantham's Estates refers clients to carefully selected local service companies. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Money Laundering

As required by the 2007 Money Laundering Regulations, Grantham's Estates is legally obligated to verify the identity of all clients, including prospective property buyers. This verification is conducted electronically and will not impact your credit history. While the information you provide may be checked against various databases, this is not a credit check. Should your offer on a property be accepted (subject to contract), you agree to Grantham's Estates, acting as the seller's agent, completing this

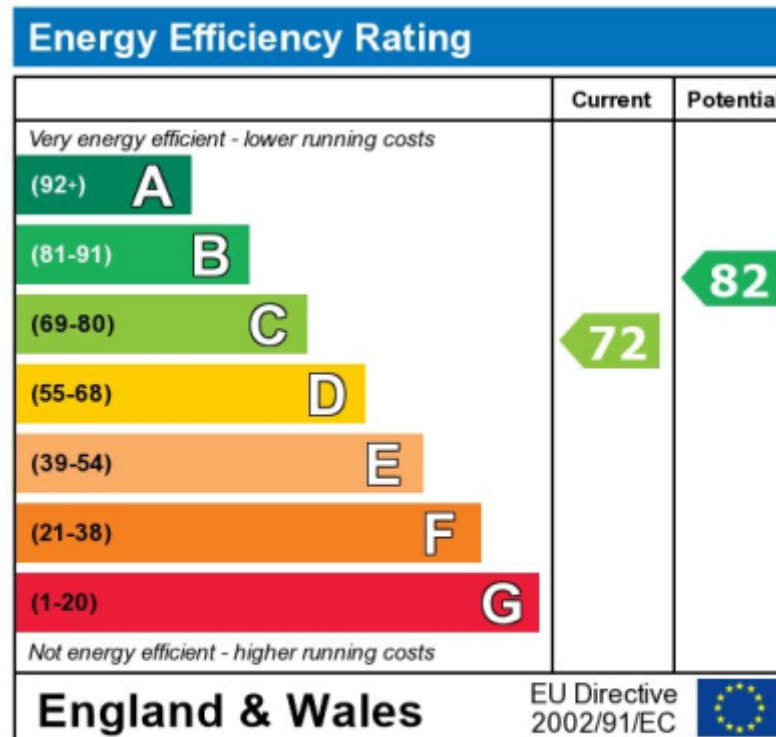
verification. A non-refundable fee of £50 + VAT (£60 total) per property transaction will be payable for this service. Grantham's Estates will retain a record of the search.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13918701 Registered Office: ,



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01743 213 511



www.granthamsestates.co.uk