



Plot 9 Eastridge View  
Minsterley, Shrewsbury, Shropshire

# The Elbridge is an elegant brand-new detached family home boasting far reaching country views

Plot 9 Eastridge View forms part of a select development of 14 stunning homes nestled on the fringes of the popular Shropshire village of Minsterley. This fabulous property with attractive elevations offers both flexible and spacious living space throughout, while outside it enjoys a generous garden and detached garage



3 RECEPTION  
ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE &  
DRIVeway



GENEROUS  
GARDEN



FREEHOLD



COUNTRY  
VILLAGE



1,656 SQ FT



GUIDE PRICE  
£499,995



## The property

The property is a highly attractive home of around 1656 square feet, providing four fabulous bedrooms and a wealth of beautifully presented living space over two floors. The property features handsome elevations and stylish modern fittings including air source heating, underfloor heating to ground floor, solar panels, vehicle charging point and intruder alarm combined with understated natural décor to create a thoroughly pleasant and comfortable living space.

The welcoming entrance hall has Amtico flooring and cloakroom, an attractive staircase leads to the first-floor landing, doors lead to the wonderful kitchen/dining/family room, sitting room and study. The well-equipped kitchen has a range of wall and base units and silestone work surfaces incorporating a breakfast bar, integrated appliances include ceramic hob with extractor fan, electric double oven, microwave, dishwasher and upright fridge freezer - bifold doors open into the rear garden and patio which is ideal for alfresco dining. There is a separate utility room adjacent to the kitchen which has a door

to the garden. The airy double aspect sitting room has an attractive feature fireplace with log burner, slate hearth and oak mantle, double opening doors lead to the rear garden.

On the first floor the wonderful principal bedroom boasts a modern en-suite shower and a range of fitted wardrobes, it also enjoys far reaching country views. Bedroom two also benefits from a modern en-suite shower room and fitted wardrobes - bedroom three also has wonderful views to the rear. There is a modern three-piece family bathroom with tiled floor on the first floor.

## Outside

The turfed rear garden has two paved patios with courtesy lighting; a pathway gives side access to the garage and driveway for two cars - the air source heat pump is in the rear garden. The garage has an electric door, power and light and eaves storage space, there is also an outside tap and vehicle charging point to the front of the property.



## Location

Nestled in the heart of Shropshire's rolling hills, the village of Minsterley offers a rural lifestyle while being only about 10 miles from the historic county town of Shrewsbury, which has an abundance of excellent independent shops and cafes as well as supermarkets and leisure facilities. Minsterley itself offers a range of amenities including a public house, garage/convenience store, butchers, takeaways and primary school. The neighbouring village of Pontesbury offers a nursery, primary and secondary school, medical practice, dentists, a parade of small shops and a Co-Op. There is an abundance of fabulous walks on the doorstep as well as numerous sporting pursuits.

The A5 at Shrewsbury gives access to the nearby M54 link providing convenient access to the Midlands motorway network and regional hubs.

## Distances

- Shrewsbury 10 miles
- Church Stretton 13 miles
- Oswestry 24 miles
- Ludlow 30 miles
- Birmingham 55 miles

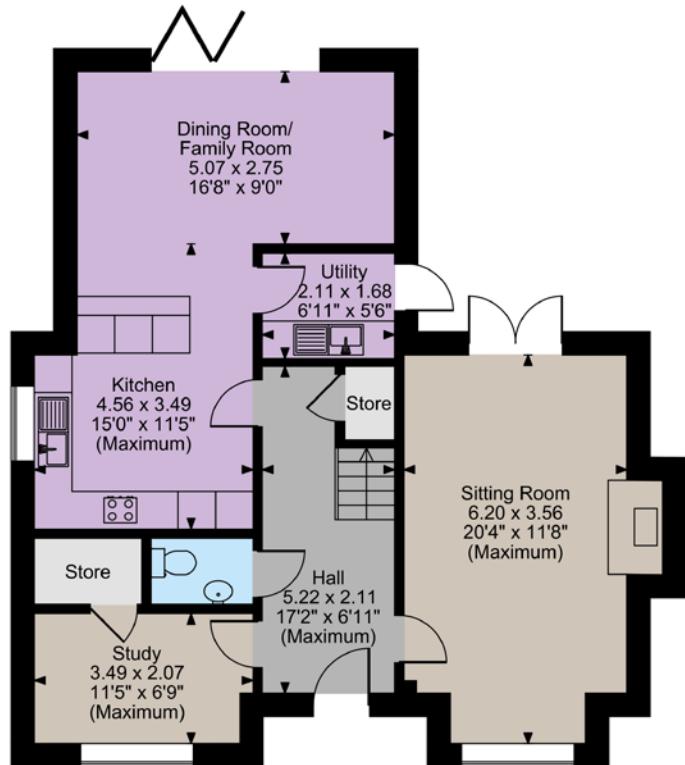
## Nearby Stations

- Shrewsbury
- Church Stretton

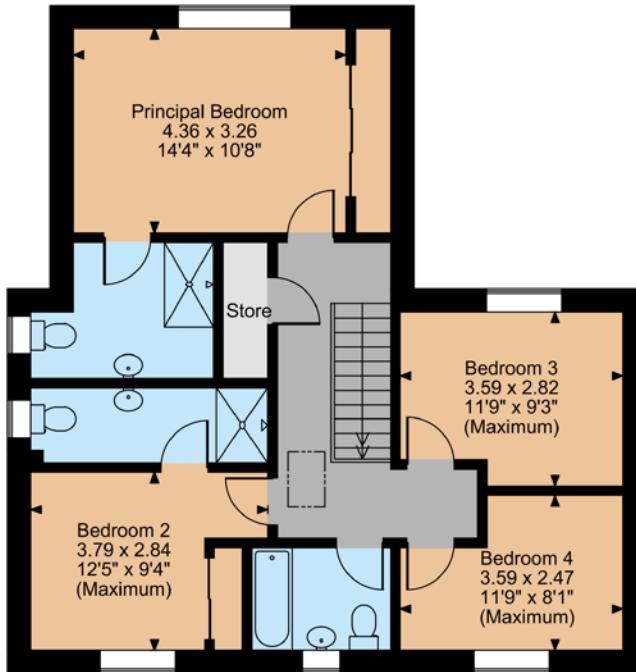
## Nearby Schools

- Prestfelde Preparatory
- Shrewsbury School
- Shrewsbury High School
- Mary Webb
- Concord College
- Minsterley Primary School
- Pontesbury C of E Primary School





The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 1,656 sq ft (154 sq m)  
 For identification purposes only.

## Directions

Post Code: SY5 0AD

what3words: ///panthers.volcano.stooping

## General

**Local Authority:** Shropshire County Council

**Services:** Air source heating, mains water and electric and drainage.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Unallocated

**EPC Rating:** B

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

**Wayleaves and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

**Warranty:** NHBC - 10 years

**Agents Note:** There will be a management charge per dwelling of around £350 per annum to contribute to the communal areas/services - please consult with your solicitor for verification.

Photos and floorplans are of Plot 12 Eastridge View

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