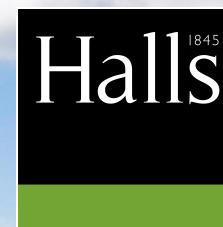
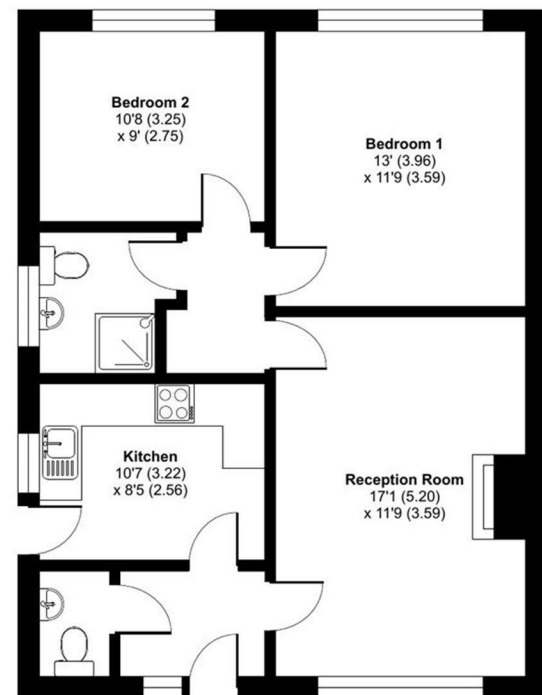


FOR SALE

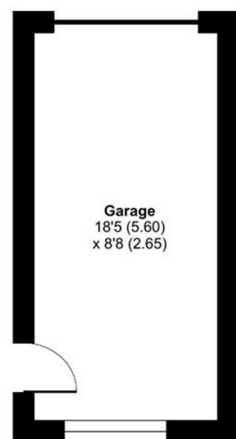


9 Briar Close, Minsterley, Shrewsbury, SY5 0AX

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



GROUND FLOOR



Garage
18'5 (5.60)
x 8'8 (2.65)



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



FOR SALE

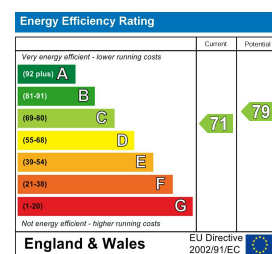
Offers in the region of £200,000

9 Briar Close, Minsterley, Shrewsbury, SY5 0AX

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



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



01743 236444

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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

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.

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 Close, 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.