



23 BROOK ROAD

PONTESBURY | SHREWSBURY | SY5 6QZ

Halls¹⁸⁴⁵



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Shrewsbury 12 miles | Telford 22.5 miles
(all mileages are approximate)

AN ATTRACTIVELY PROPORTIONED AND RECENTLY IMPROVED
DETACHED HOUSE, WITH GARAGING AND EASILY MAINTAINED
GARDENS BACKING ONTO FIELDS IN A MOST POPULAR VILLAGE.

Located in a highly popular rural village
Walking distance to amenities
Well proportioned and improved living space
Driveway parking and garage
Good size easily maintained gardens



Shrewsbury Office

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SY1 1QJ

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed through Radbrook to the roundabout with the A5 by-pass continuing straight over on the A488 sign posted Hanwood and Pontesbury. Proceed through Pontesford and into the village of Pontesbury heading along the one way system past the butchers/bakers and church. Take the left turn by the Fish and Chip shop and then right onto Brookside. Continue along and take the left turn onto Brook Road, the property will be found on the left hand side.

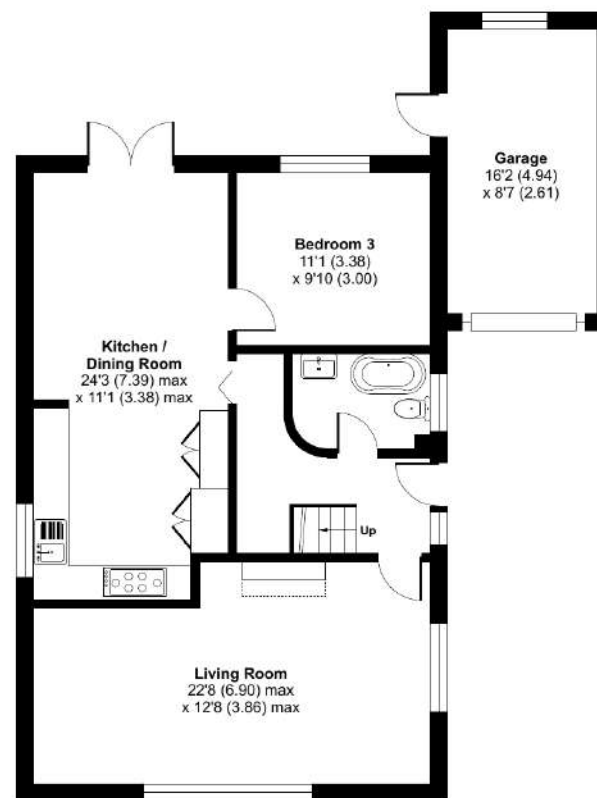
SITUATION

23 Brook Road is attractively situated in popular rural village of Pontesbury and is within walking distance of a number of amenities including local shops, churches, medical and dental surgeries, butcher, bakers, library and primary and secondary schools. There is the delightful Pontesford Hill and its wonderful walks and attractive views. Further facilities are available in the county town of Shrewsbury and there is easy access to the A5 which links through to Oswestry to the north and Telford to the East and the M54 motorway. There is also a rail service in Shrewsbury Town Centre.

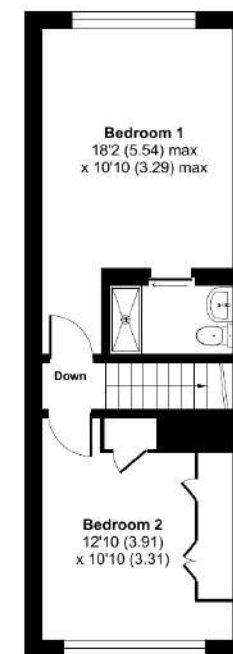
PROPERTY

This well-proportioned detached family home has been thoughtfully improved by the current owners to provide stylish, versatile accommodation, ideal for modern family living.

The welcoming reception hall leads through to a spacious living room, while the heart of the home is the impressive open-plan kitchen/dining room. Beautifully appointed with a range of fitted units, integrated appliances and ample space for dining and entertaining, this light-filled room benefits from double doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1166 sq ft / 108.3 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1305 sq ft / 121.2 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). © nichecom 2026. Produced for Halls. REF: 1483408

The ground floor also offers a generous third bedroom, providing flexibility as a guest room, home office or additional reception room, together with a beautifully refitted family bathroom featuring a contemporary white suite and luxurious deep-fill bath.

To the first floor are two well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room, while the second bedroom offers excellent space for family or guests.





OUTSIDE

Outside, the property enjoys driveway parking leading to a garage. The front garden is mainly laid to lawn, while the generous rear garden features extensive lawns and a patio seating area, creating the perfect setting for relaxing or entertaining. Backing onto open fields, the garden enjoys a delightful outlook and a wonderful sense of privacy.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



