

TO LET

2 The Old Stores, Main Road, Pontesbury, Shrewsbury, SY5 0SD

LOCAL AUTHORITY

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com

Halls 1845

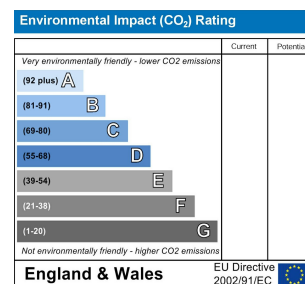
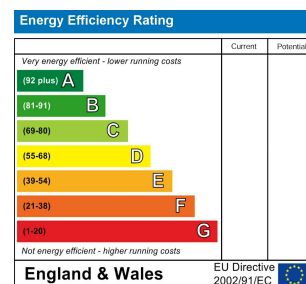
TO LET

£695 Per Calendar Month Per calendar month

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Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



A deceptively spacious and attractively presented terraced house with off street parking and low maintenance gardens, in this most desirable rural village. No Pets

Halls 1845

01743 236 444

Shrewsbury Lettings

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E: shrewsbury@halls.gb.com



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01743 236 444

Mileages: Shrewsbury - 8.5 miles , Telford - 22.3 miles. All distances are approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Attractively maintained
- Generously proportioned
- Gas fired central heating
- Low maintenance gardens
- Off road parking
- Popular village
- EPC Rating TBC
- No Pets

DIRECTIONS

From Shrewsbury take the A488 through the village of Hanwood and on entering Pontesbury follow the one way system past the butchers and church. Proceed past the One Stop shop on the right hand side and the property will be seen after a short distance on the left.

SITUATION

The property is conveniently situated in the popular village of Pontesbury, which benefits from a good range of amenities including school, shops, post office, take away restaurants and pubs. In addition there are medical and dental practices. Shrewsbury is easily accessible and offers an excellent shopping centre, social facilities and a rail service.

DESCRIPTION

A particularly spacious terraced house offering neatly maintained accommodation. The ground floor offers a general living room, kitchen diner and guest WC. To the first floor there are two double bedrooms and a bathroom. Outside there is off street parking to the rear and the gardens are designed for ease of maintenance.

ACCOMMODATION

Panelled entrance door leading into:

ENTRANCE HALL

With staircase to first floor and door to:

LIVING ROOM

With sash window to front and door to:

KITCHEN DINER

With tiled floor and providing a range of eye and base level storage cupboards and drawers with work surface area over. Stainless steel sink unit and drainer with mixer tap, space and plumbing for washing machine, space and connection for electric cooker, space for fridge freezer. Wall mounted Worcester gas fired central heating boiler, part tiled walls and tiled splash. Useful built in downstairs storage cupboard, part glazed stable style door to rear garden and door to:

GUEST WC

With tiled floor. Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash.

FIRST FLOOR LANDING

With doors off and to:

BEDROOM 1

With fitted triple wardrobe and dressing table with drawers under. Sash window to front. Access to boarded loft space with light.

BEDROOM 2

BATHROOM

With tiled floor. Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over, part tiled walls and tiled splash. Splash screen, shaving light, extractor fan.

OUTSIDE

The property is approached off street to the front and the gardens are located to the rear. There is also a residents only car park positioned to the rear of the house.

THE GARDENS

These comprise flagged patio seating areas together with easily maintained gravel sections. External cold water tap.

GENERAL REMARKS

TERMS OF LEASE

Available on an assured shorthold tenancy - minimum of 6 months. A security deposit of £801.00 (5 weeks) will be required to be held by the DPS.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. Gas central heating system.