

Approximate Area = 767 sq ft / 71.2 sq m
 Garage = 145 sq ft / 13.4 sq m
 Outbuilding = 17 sq ft / 1.5 sq m
 Total = 929 sq ft / 86.1 sq m
 For identification only - Not to scale

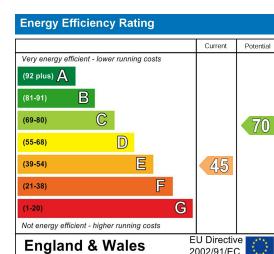


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1335343

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



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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FOR SALE

Offers in the region of £270,000

8 Ashford Park, Pontesbury, Shrewsbury, SY5 0QW

Conveniently situated in the village of Pontesbury, this three bedroom detached bungalow is offered for sale with no onward chain. The accommodation comprises of an entrance hall, lounge, kitchen/diner, three bedrooms and a bathroom. The property has oil fired central heating, off road parking, single garage with electrically operated roller door and low maintenance front and rear gardens. The property is located close to local amenities.



1 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- Conveniently located in the village of Pontesbury
- Three-bedroom detached bungalow
- Offered for sale with no onward chain
- Low-maintenance front and rear gardens
- Off-road parking
- Close to local amenities

Frosted double glazed entrance door with frosted double glazed side window leading into

Entrance Hall
Cloaks cupboard, radiator, loft access.

Lounge
Double glazed windows to both front and side elevations, radiator, television point.

Kitchen/ Breakfast Room
Fitted with a range of base units with laminate work surfaces, plumbing and space for washing machine, double glazed window to side and rear elevations, space for electric cooker, radiator, stainless steel sink drainer unit, mixer tap, airing cupboard, storage cupboard.

Rear Hallway
UPVC door to front, door into Garage and door into store, opening into rear garden.

Garage

Electrically operated roller door, power and light, double glazed window to rear.

Bedroom One

Double glazed window to rear elevation, radiator, shelved storage cupboard.

Bedroom Two

Double glazed window to front elevation, radiator.

Bedroom Three

Double glazed window to front elevation, radiator.

Bathroom

Bath with electric shower over, pedestal wash hand basin, low level W.C., double glazed window to rear elevation, part tiled walls, radiator.

Externally

There is off road parking to the front with gravelled beds for ease of maintenance, single garage and courtesy light. To the rear there is an oil tank, large paved patio entertaining area, gravelled beds for ease of maintenance and courtesy light.

Agents Notes

This property is offered for sale with no onward chain.

Services

Mains electricity, water, drainage and oil fired central heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Shropshire Council
Guildhall, Frankwell Quay, Shrewsbury, England SY3 8HQ

The property is in band 'C'

Directions

Postcode for the property is SY5 0QW

What3Words Reference is grain.reforming.thuds

Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering 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.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgr.com

www.rightmove.co.uk
www.onthemarket.com