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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £495,000

Viewing: strictly by appointment through the agent

An attractive, deceptively spacious, greatly improved and beautifully presented, five bedroom detached bay fronted period house. The property boasts many pleasing features, some of which include; bay fronted lounge, dining area, an impressive extended family kitchen/breakfast living room, bathroom and shower room, generous sized rear gardens and a detached brick built garage. Pontesbury is an extremely sought after village location, having an excellent variety of amenities schooling etc and is well placed for easy access to the medieval town centre of Shrewsbury and local bypass linking up the M54 motorway network. Early viewing comes highly recommended by the selling agent.

Accommodation

Entrance porch, reception hallway, under-stairs cloakroom, bay fronted lounge, dining area, impressive extended open plan family kitchen/breakfast living room, utility room, first floor landing, five bedrooms, bathroom, re-fitted separate shower room, generous driveway, carport, detached brick built garage, good sized rear enclosed gardens with pleasing aspect, upvc double glazing, gas fired central heating. Viewing is recommended.

Upvc double glazed entrance door gives access to:

Entrance porch

Having period tiled floor, attractive leaded part glazed wooden door with leaded glazed windows to side gives access to:

Reception hallway

Having original parquet flooring, upvc double glazed window to side, radiator.

Door from reception hallway gives access to:

Under-stairs cloakroom

Having low flush WC, wash hand basin with mixer tap over, radiator, wood effect flooring, upvc double glazed window to side.

Door from reception hallway gives access to:

Bay fronted lounge

15'0 max into bay x 12'5
Having wood burning stove set to a marble style tiled hearth with decorative timber fire surround, upvc double glazed bay window to front, upvc double glazed window to side, two radiators, picture rail.

Door from reception hallway gives access to:

Dining area

11'0 x 10'8
Having engineered oak wooden flooring, radiator, picture rail, upvc double glazed window to side.

From dining area access is then given to:

Extended family kitchen/breakfast living area

20'11 max x 19'11 max
The living area comprises: engineered wooden oak flooring, contemporary wall hung radiator, LED recessed spotlights to ceiling, two glazed roof windows, upvc double glazed French doors giving access to rear gardens. The family kitchen breakfast area comprises: a range of attractive base units with built-in drawers, fitted Granite worktops with inset Belfast style sink with mixer tap over, eye level plate racks, eye level storage cupboards, free standing Samsung American style fridge freezer with cold water and ice dispenser, attractive free standing AGA, LED recessed spotlights to ceiling, engineered oak wooden flooring, glazed roof window upvc double glazed French doors giving access to rear gardens.

Part glazed door from family kitchen/breakfast room gives access to:

Utility room

10'0 x 8'6
Having an attractive eye level and base units, fitted granite worktop with insets Belfast style sink with mixer tap over, upvc double glazed window to side, upvc double glazed stable style door giving access to side, wall mounted gas fired central heating boiler, radiator, tiled floor, cupboard housing pressurised water system, LED recessed spotlights to ceiling.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to side, LED recessed spotlights to ceiling, radiator.

Doors from first floor landing then give access to: Five bedrooms, bathroom and re-fitted shower room.

Bedroom

15'4 max into bay x 12'6
Having walk-in upvc double glazed bay with pleasing aspect to front, picture rail, radiator.

Bedroom

14'8 x 8'8
Having upvc double glazed window with fitted shutters to rear, LED recessed spotlights to ceiling, radiator.

Bedroom

11'3 x 10'10
Having upvc double glazed window with fitted shutters to rear, radiator, LED recessed spotlights to ceiling.

Bedroom

11'9 x 8'6
Having upvc double glazed window with fitted shutters to side, radiator, LED recessed spotlights to ceiling.

Bedroom

8'0 x 7'2
Having upvc double glazed window with pleasing aspect to front, radiator.

Bathroom

Having a modern three piece suite comprising: P shaped panelled bath with mixer shower over, glazed shower screen to side, wash hand basin set to vanity unit, WC with hidden cistern, wood effect floor covering, heated chrome style towel rail, recessed LED spotlights and extractor fan to ceiling, upvc double glazed window with shutters to side.

Re-fitted shower room

Having large walk-in contemporary shower cubicle with drench shower over plus hand-held shower attachment off, wash hand basin set to vanity unit, WC with hidden cistern, shaver point, wood effect flooring, heated chrome style towel rail, recessed LED spotlights and extractor fan to ceiling, upvc double glazed window with fitted shutters to side.

Outside

To the front of the property there is a generous tarmac driveway access via timber double gates with mature hedging screening the road. Through the gates then lead to a substantial carport with access then given to the rear of the property which comprises: Indian sandstone paved patio area with outside lighting points, lawned garden, inset shrubs and bushes.

To the rear of the garden is a:

Detached brick built garage

With pitched tiled roof, twin garage doors, upvc double glazed pedestrian service door and upvc double glazed window to side.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND D

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

