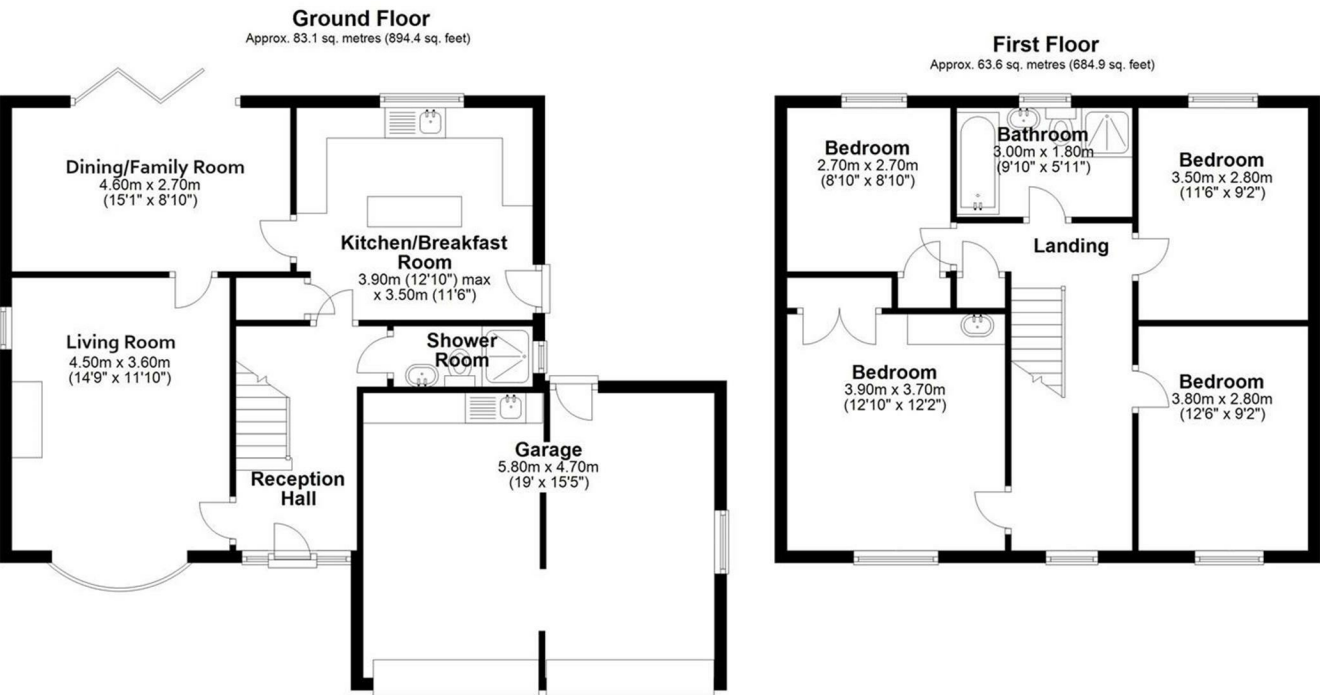


FOR SALE

3 Manor Gardens, Pontesbury, Shrewsbury, SY5 0RG



Total area: approx. 146.7 sq. metres (1579.3 sq. feet)
3 Manor Gardens

FOR SALE

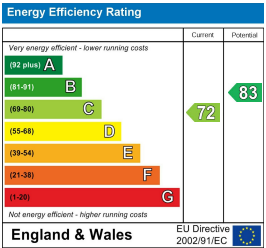
Offers in the region of £450,000

3 Manor Gardens, Pontesbury, Shrewsbury, SY5 0RG

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 beautifully presented and attractively appointed detached house, offering well proportioned accommodation, set with double garage and delightful gardens in this highly sought after rural village.



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 8 miles and Telford 21.2 miles. All distances are approximate.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Beautifully presented
- Versatile Rooms
- Neatly appointed
- Driveway and double garage
- Lovely gardens
- Popular village

DIRECTIONS
From Shrewsbury proceed West taking the A488 through the village of Hanwood. On entering Pontesbury head into the village and onto the one way system. Continue passed the church and pharmacy and then get into the right hand lane. Take the right turn onto Hall Bank, continue up and over the brow of the hill, taking the next available right turn into Manor Gardens.

SITUATION
The house is pleasantly located in the popular village of Pontesbury and is within walking distance of a number of amenities including pubs, restaurants, local shops, churches, medical, dental and veterinary surgeries, library and schools. The property is located close to Pontesford hill with its wonderful walks and spectacular views. A more comprehensive range of facilities are available in the county town of Shrewsbury. There is easy access to the A5 which links through to Oswestry to the north, Telford to the east and onto the M54 and national motorway network. There is also a rail service available in Shrewsbury town centre.

DESCRIPTION
3 Manor Gardens is a highly desirable and most appealing detached house which offers a flexible living environment and is well appointed throughout. The ground floor provides two traditional reception rooms, a delightful fitted kitchen and shower room. To the first floor there are four well proportioned bedrooms and the main family bathroom. Outside, there is a generous amount of driveway parking which gives access to the double garage. The gardens predominantly sit to the rear and are a stunning feature offering lovely outdoor seating and entertaining areas together with space for potted plants. The majority are then laid to flowing lawns containing abundantly stocked and established shrubbery beds and borders. To the top section of garden there is a detached summer house which has power and wifi. It should be noted that the rear gardens have a lovely aspect towards the village church.

ACCOMMODATION

STORM PORCH
With tiled floor, panelled part glazed entrance door leading into:
ENTRANCE HALL
With staircase rising to first floor, oak boarded flooring, door off into:
SHOWER ROOM
With tiled floor and providing a white suite comprising low level WC, wall mounted wash hand basin, shower with aqua boarding and sliding splash screen. Extractor fan, heated towel rail.
LIVING ROOM
With coved ceiling, attractive stone fireplace housing a remote controlled modern inset gas fire. Bow window. Glazed door to:
DINING/FAMILY ROOM
With tiled floor and feature fully glazed bi-folding doors leading out onto the sun terrace and beautiful rear gardens.

KITCHEN
With tiled floor and providing an attractive range of eye and base level soft close units comprising cupboards and drawers. Granite work surface area over and incorporating a one and a half bowl sink unit with inset granite drainer and mixer tap over. Granite upstands. Eye level display cupboards, wine rack. Under cupboard lighting. Free standing SMEG dual fuel cooker with electric oven and grill and four ring gas hob unit and SMEG extractor hood over. Integrated dishwasher, integral NEFF microwave oven and additional NEFF oven and grill below. Feature central island with oak top, storage cupboards, breakfast bar eating area together with an integrated fridge. Wall mounted charge point for DYSON Hoover. Part glazed access door to rear.

FIRST FLOOR LANDING
With access to loft space, built in linen cupboard housing the WORCESTER wall mounted gas fired central heating boiler. Radiator.

BEDROOM ONE
With built in double wardrobe. Wash hand basin set in dressing table and vanity unit with storage drawers under. Attractive outlook with Pontesford Hill in the distance.

BEDROOM TWO
With aspect towards Pontesford Hill.

BEDROOM THREE
With lovely outlook over rear gardens with village church beyond.

BEDROOM FOUR
With built in wardrobe and a lovely outlook over gardens and towards the village church.

BATHROOM
With tiled floor and providing a suite comprising low level WC, pedestal wash hand basin and tiled panelled bath. Corner shower cubicle with mains fed shower. Wall mounted heated towel rail, part tiled walls.

OUTSIDE
The property is approached over a generous driveway which provides ample parking whilst giving access to the double garage and pedestrian access to the front and side of the property.

DOUBLE GARAGE
With twin metal up and over entrance doors, power and light points, useful fitted worktop with belfast sink unit and mixer tap. Base level storage cupboards, space and plumbing for washing machine, space and plumbing for dishwasher. Eye level wall mounted storage cupboards. Numerous power and light points. Part glazed pedestrian access door to rear garden.

THE GARDENS
To the front the gardens offer neatly manicured lawns surrounded by well maintained shrubbery beds and borders containing a number of different specimen plants. Gated access is available down either side of the property leading to the rear. The majority of the gardens are located to the rear and these are a beautiful feature. Adjacent to the garage is a useful yard area containing a timber and felt storage shed with additional room for potted plants and a double electric power socket. Sitting next to the dining/family room is a lovely tiled sun terrace which has a sensor and remote controlled WEINOR sun awning. This provides a fantastic outdoor entertaining and socialising area. There is also an additional large private gravelled seating area with further borders and areas for plants. Steps then rise to an immaculately maintained flowing lawns containing abundantly stocked and well established shrubbery plants and difference specimen trees. A concrete pathway extends alongside the lawn leading to further herbaceous borders and to the top section of garden where a raised gravelled area can be found. Timber and felt summer house with power and wifi positioned just beyond is a timber garden store with concrete base. The gardens also contain a nature pond. Purchasers will be delighted to note that the rear gardens have a lovely outlook towards the village church tower and are of a south westerly facing aspect.

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 'E' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.