



FOR SALE

Offers in the region of £495,000

The Galtres David Avenue, Pontesbury, Shrewsbury, SY5 0QB

An individual and deceptively spacious detached property offering flexible and versatile living accommodation, set with garage and easily maintained gardens on this quiet private road in a most sought after village location.



MILEAGES: Shrewsbury 8 Miles, Telford 22.1 Miles. All mileages are approximate.



- Popular rural location
- Well proportioned rooms
- Flexible spacious living environment
- Large parking area and garage
- Easily maintained gardens
- Quiet private road

DIRECTIONS

From Shrewsbury or the A5 by-pass take the A488 sign posted Hanwood and Pontesbury. After travelling through Pontesford and passing the Nags Head public house on the right hand side continue into the village passing the Mary Webb secondary school on the left. Carry on a bit further into the village taking the right turn into David Avenue, follow along this private road and the property will be found on the left hand side identified by a Halls for sale board.

SITUATION

The Galtres is pleasantly located in the popular village of Pontesbury and is within walking distance of a number of amenities including 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

The Galtres is a most desirable and particularly spacious detached property which has undergone a number of extensions. The accommodation currently comprises, 3 reception rooms, an open plan living breakfast kitchen, utility room, 4 bedrooms, 2 of which have ensuite bath/shower rooms and a main bathroom, separate shower room all to the ground floor. To the first floor there are 2 spacious attic rooms. Outside, there is a large driveway parking area with space for numerous vehicles whilst also giving access to the garage. The gardens are predominantly positioned to the rear offering patio entertaining areas, attractive flowing lawns and well stocked shrubbery beds and borders.

ACCOMMODATION

Panelled part glazed entrance door leads into;

ENTRANCE PORCH

With tiled floor and additional part glazed door through to:

ENTRANCE HALL

With oak boarded flooring. Staircase to attic room. Access to loft space. Dado rail. Under stair storage cupboard. Doors off and to:

LIVING ROOM

With ornamental fireplace housing living flame coal effect gas fire. Bay window.

STUDY / BEDROOM 4

With recessed fitted shelving. Built in storage cupboards.

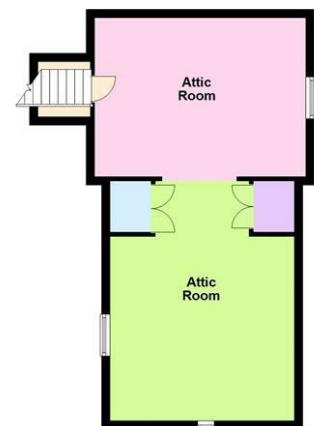
OPEN PLAN LIVING BREAKFAST KITCHEN



Ground Floor



First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp. Plan produced using PlanUp.

The Galtres, David Avenue, Shrewsbury

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



4 Bath/Shower Room/s



KITCHEN AREA

With tiled floor and providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl sink unit and drainer with mixer tap. A Rangemaster dual fuel cooker with 5 ring gas hob unit. Electric hot plate. Double oven and separate grill with warming drawer. Glass fronted display cupboards. Plate rack. Wine rack. Ceiling downlighters.

BREAKFAST /LIVING AREA

With part tiled and part wood effect flooring. Ceiling downlighters. Access to loft space which is fully boarded. Twin glazed French doors onto sun terrace and gardens.

INNER HALL

With tiled floor and doors off and to:

SHOWER ROOM

Providing a suite comprising low level WC, bidet, wash hand basin set in vanity unit with storage cupboards under and shower cubicle.

UTILITY

With eye and base level storage cupboards. Stainless steel sink unit and drainer. Fitted work top. Space and plumbing for washing machine. Wall mounted VAILLANT gas fired central heating boiler. Additional eye and base level cupboards.

GAMES / FAMILY ROOM

With an extensive range of built in storage cupboards. Access to loft space. Panelled part glazed access door to front. Door to Garage. Door to Lean-to shed.

BATHROOM

Offering a suite comprising low level WC, pedestal wash hand basin and panelled bath. Fully tiled walls. Shaving connection point.



DINING ROOM

With attractive solid wood block flooring. Coved ceiling. Sliding patio doors onto rear sun terrace and gardens beyond.

BEDROOM 1

A particularly generous space with feature large bay window. Twin glazed doors leading through to:

DRESSING ROOM

EN-SUITE BATHROOM

With a white Heritage suite comprising WC, pedestal wash hand basin and panelled bath. Corner shower cubicle with inset tiling and splash screen. Wall mounted heated towel rail and extractor fan.

BEDROOM 2

With attractive aspect over rear garden and door to:

EN-SUITE SHOWER ROOM

With tile effect flooring and providing a suite comprising wall mounted wash hand basin and corner shower cubicle with inset tiling and sliding splash screen. Shaving connection point and extractor fan.

BEDROOM 3

FIRST FLOOR ATTIC ROOM 1

With sloping ceilings.

FIRST FLOOR ATTIC ROOM 2

With sloping ceilings and built in storage units comprising wardrobes and shelving.

OUTSIDE

The property is approached through a generous brick pillared entrance which extends onto a large gravelled driveway and provides parking for numerous vehicles and may well be of interest for those with a caravan/motorhome.



GARAGE

With remote controlled panelled entrance door. Power and light points. Hot and cold water supply. Access door to property.

THE GARDENS

To the front there is a raised decked terrace which extends around the side leading to an access gate and a flagged pathway to the rear. The majority of the gardens are positioned to the rear and comprise a flagged sun terrace entertaining space with raised abundantly stocked and established shrubbery beds and borders together with neatly manicured and well maintained lawns.

GENERAL REMARKS

AGENTS NOTE

Prospective purchasers may be interested to note that a very small section of the bungalow remains original and is of a timber framed construction. Further information can be obtained from the office.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

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

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band D. 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.
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FOR SALE

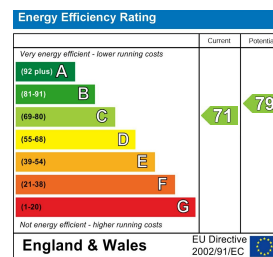
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

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