

FOR SALE

1 Rural Cottages Pontesbury Hill, Pontesbury, SY5 0YQ



FOR SALE

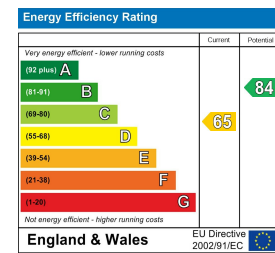
Offers in the region of £349,950

1 Rural Cottages, Pontesbury Hill, Pontesbury, SY5 0YQ

**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 highly desirable and recently improved property, providing well proportioned rooms, separate annex and appealing gardens in this most sought after rural village.



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Shrewsbury Sales  
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Mileages: Shrewsbury 10.6 miles, Telford 22 miles. All mileages are approximate.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Appealing rural village
- Attractively presented
- Generously proportioned rooms
- Versatile accommodation
- Detached annex
- NO ONWARD CHAIN

#### ACCOMMODATION

Panelled part UPVC entrance door leads into:

#### ENTRANCE HALL

With staircase to first floor. Under stair storage cupboard.

#### LIVING ROOM

Fireplace housing log burning stove set on slate hearth. Dual aspect windows with lovely far reaching views.

#### KITCHEN DINER

With tile effect flooring and providing a matching 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 ceramic sink unit and drainer with mixer tap. Integral BELLING electric oven and grill with five ring gas hob unit and filter hood. Integral HOOVER dishwasher, part tiled walls and tiled splash, ceiling downlighters. Glazed access door to side of property.

#### SHOWER ROOM

Tiled floor, white suite comprising low level WC, pedestal wash hand basin with tiled splash. Corner shower cubicle with mains fed GROHE shower, inset aqua boarding and sliding splash screen.

#### FIRST FLOOR LANDING

With window providing lovely far reaching views.

#### BEDROOM ONE

Window with delightful aspect.

#### BEDROOM TWO

Access to loft space and lovely outlook. Built in wardrobe.

#### BEDROOM THREE

#### BEDROOM FOUR

Built in linen cupboard with fitted shelving and radiator.

#### BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with feeder shower attachment. Part tiled walls, splash screen, shaving connection point, heated towel rail and extractor fan.

#### DETACHED ANNEXE

#### KITCHEN

With tiled floor, eye and base level storage cupboards, generous fitted worktop with stainless steel sink unit, tiled splash, space and plumbing for washing machine.

#### LIVING/BEDROOM

With underfloor heating, ceiling downlighters, access to loft space, large picture window and twin glazed french doors onto a flagged sun terrace.

#### WC

With low level WC, pedestal wash hand basin with tiled splash.

#### OUTSIDE

The property provides an off street driveway parking area which then has gated access onto a footpath leading to the house and gardens.

#### GARDENS

The gardens sit predominantly to the front and side offering established areas laid to lawn whilst incorporating a number of deeply stocked shrubbery beds and borders, containing an interesting range of plants and shrubs. Adjacent to the annexe is a flagged terrace ideal for outdoor entertaining, and socialising with steps down to an easily maintained artificial grassed area. A variety of specimen trees. Positioned to the rear is a concreted yard area with raised lawns and borders. Garden store.

#### GENERAL REMARKS

#### 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 B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

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