

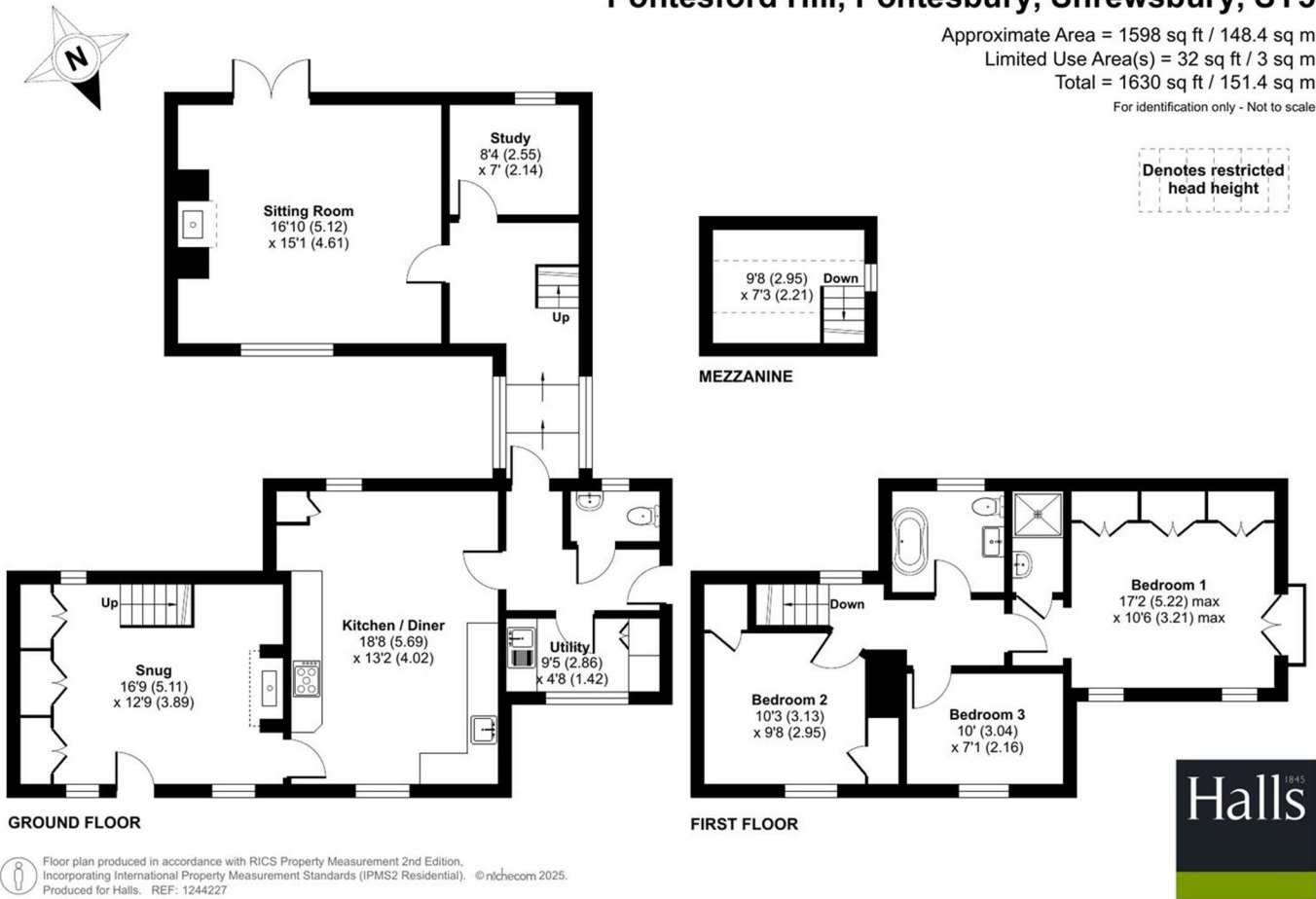
FOR SALE

2 The Green, Pontesford Hill Pontesbury, Shrewsbury, SY5 0UL



Pontesford Hill, Pontesbury, Shrewsbury, SY5

Approximate Area = 1598 sq ft / 148.4 sq m
Limited Use Area(s) = 32 sq ft / 3 sq m
Total = 1630 sq ft / 151.4 sq m
For identification only - Not to scale



FOR SALE

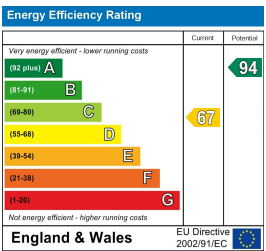
Offers in the region of £495,000

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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 most impressive and extended mature semi detached cottage, providing greatly enhanced accommodation, set with large gardens and a delightful outlook on the fringe of this popular village location.



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Shrewsbury Sales
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MILEAGES: Shrewsbury Town Centre 7.5 miles and Telford 21.3 miles. All mileages are approximate.



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Highly desirable village location
- Extended period cottage
- Fantastic living accommodation
- Air source heating
- Large rear gardens
- Lovely aspect

DIRECTIONS

From Shrewsbury proceed west taking the A488 through the village of Hanwood, continue along the A488 and on entering Pontesford take the first available left turn after the Wynnstay Stores. Continue for approximately 200 yds taking the first available left turn and the property will be found on the left hand after a short distance.

SITUATION

The property is attractively positioned on the fringe of the thriving and popular village of Pontesbury which benefits from a superb range of amenities including schools, selection of shops, post office, restaurant, public houses and a church. Purchasers will be pleased to note that there is a medical practice and dental surgery in the village, whilst a number of delightful countryside walks are available close by. In addition, the county town of Shrewsbury is easily accessible for commuters and has the benefit of a rail service together with with a comprehensive range of shopping, leisure and social facilities.

DESCRIPTION

2 The Green is a most impressive, mature semi detached cottage, which offers extended accommodation and has been greatly enhanced by the current owners. The key improvements that have been introduced include: the instillation of new windows and doors, introduction of air source heating, reconfiguration and enlarging of the utility room, fitting of a Clearview log burning stove to the snug.

The ground floor accommodation is especially generous and affords a flexible and versatile living environment, the living room has a vaulted ceiling and twin glazed french doors leading out to he rear gardens, in addition are two further reception rooms including a study and snug. The kitchen diner is a super space and offers a range of units, whilst also to the ground floor is the utility room and guest WC. To the first floor there are three bedrooms, the principle of which has a Juliet balcony with a lovely outlook towards Pontesford Hill and an en-suite shower room. The remaining two bedrooms are served by the family bathroom. Positioned above the study is a useful mezzanine floor, which could be utilised as a reading/additional office area. Outside, there is a generous gravelled driveway, which may well interest those with a motorhome/caravan. The gardens sit mostly to the rear and include a large patio seating area, beautiful flowing lawns and a number of well stocked shrubbery beds and borders.

ACCOMMODATION

Panelled part glazed entrance door leading into:

ENTRANCE HALL

With tiled floor, panelled glazed doors to inner hallway and doors off and to:-

GUEST WC

Low level WC, wall mounted wash hand basin. Extractor fan.

UTILITY

Providing eye and base level storage cupboards with stainless steel sink unit and drainer with mixer tap over, part tiled walls, space and plumbing for washing machine, additional fitted worktop with tall built in storage cupboard, space for tumble dryer.

BREAKFAST KITCHEN

With tiled floor and providing a range of eye and base level units comprising cupboards and drawers with solid worksurface area over and incorporating a Belfast sink unit with mixer tap over, tiled splash, space and connection for Range cooker, space for fridge freezer, wine rack. Ceiling downlighters, space and plumbing for dishwasher, triple aspect windows.

SNUG

With brick and quarry tiled fireplace, housing a Clearview log burning stove and exposed brick chimney breast. Bespoke fitted shelving and storage cupboards, staircase to first floor, part glazed access door to front.

INNER HALLWAY

With full length glazed panels, ceiling downlighters, staircase to mezzanine and doors off and to:-

SITTING ROOM

With vaulted ceiling, brick fireplace with log burning stove. Twin glazed french doors leading onto the generous patio and lovely gardens beyond.

STUDY

With ceiling downlighters.

MEZZANINE SEATING AREA

With eaves storage and lovely aspect towards Pontesford Hill.

FIRST FLOOR LANDING

With doors off and to:-

BEDROOM ONE

With extensive range of built in wardrobes, ceiling downlighters, twin glazed french doors with Juliet balcony with lovely outlook over farmland and towards Pontesford Hill.

EN-SUITE SHOWER ROOM

With slate tiled floor, providing a suite comprising wall mounted wash hand basin and shower cubicle with mains fed shower, inset tiling and sliding splash screen. Wall mounted heated towel rail and extractor fan.

BEDROOM TWO

With built in cupboard and access to loft space.

BEDROOM THREE

BATHROOM

With tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin and roll top bath on clawed feet with feeder shower attachment, part tiled walls, ceiling downlighters and extractor fan.

OUTSIDE

The property is approached over a generous gravelled driveway, which provides ample parking for numerous vehicles, whilst giving pedestrian access to the front and side. Twin timber gates lead onto an additional gravelled area, which would be ideal for storage for a motorhome/caravan/boat.

THE GARDENS

To the front, the gardens are laid for ease of maintenance offering sections of lawn and gravel, together with floral and herbaceous borders. The rear gardens are especially generous in size and form a delightful feature. Adjacent to the living room, is a superb flagged patio entertaining area, which is ideal for Alfresco dining and includes pizza oven. Steps then rise to two main sections of flowing lawns, flanked by well stocked floral beds and borders, containing a number of different herbaceous plants and specimen trees. Two timber and felt storage sheds. Greenhouse. Central gravelled section gives access to a number of raised vegetable beds. Beyond the second section of lawn, a gate leads to a woodland area which contains a number of trees and could be utilised for a number of different purposes.

GENERAL REMARKS

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 and drainage are understood to be connected. Air source central heating. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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