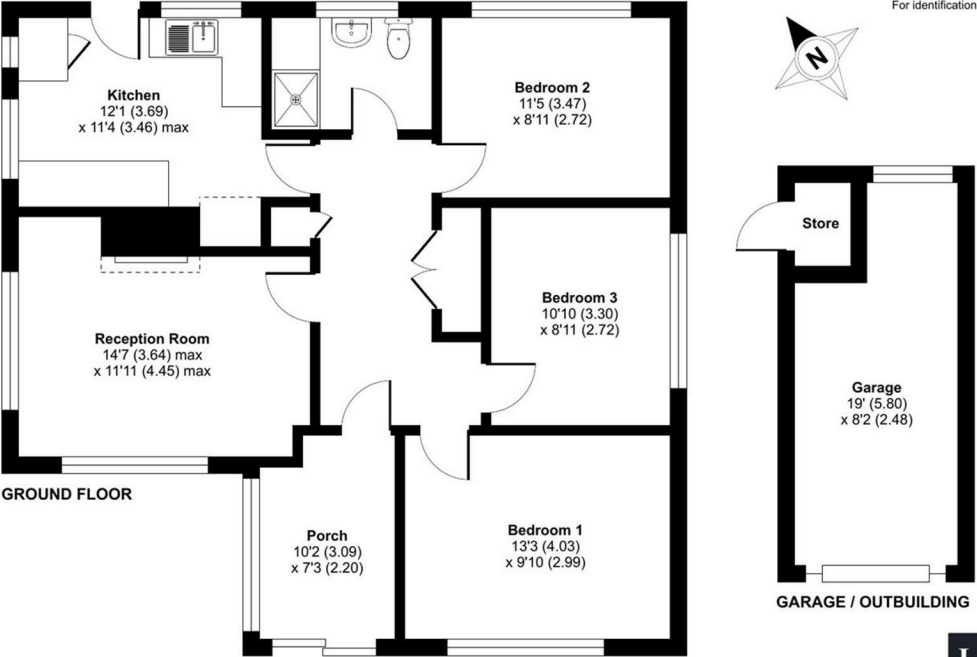


FOR SALE

Westcove, Back Lane, Pontesford, Shrewsbury, SY5 0UD



Approximate Area = 893 sq ft / 82.9 sq m (excludes store)  
Garage = 137 sq ft / 12.7 sq m  
Total = 1030 sq ft / 95.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1314100



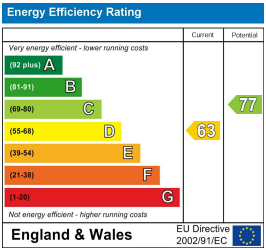
FOR SALE

Offers in the region of £300,000

Westcove, Back Lane, Pontesford, Shrewsbury, SY5 0UD

**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



01743 236444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 8.1 miles, Telford 21.4 miles. All mileages are approximate.



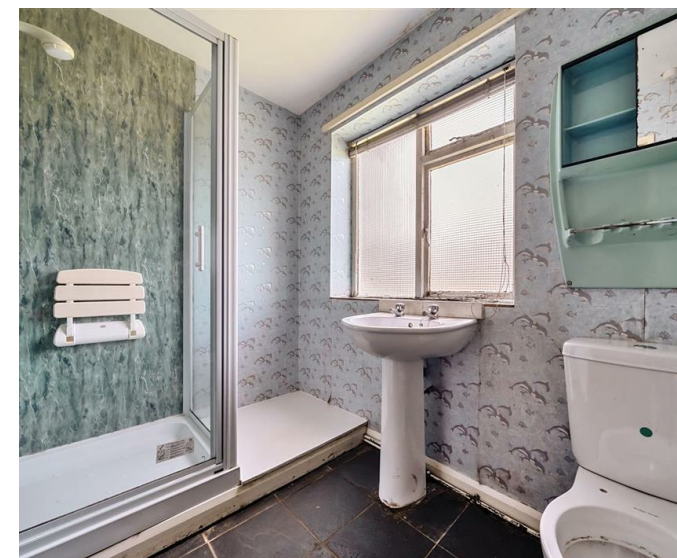
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Desirable rural village
- Well proportioned accommodation
- Requiring extensive renovation and improvement
- Driveway parking and detached garage
- Generous wraparound gardens
- NO ONWARD CHAIN

#### DESCRIPTION

West Cove is a most appealing detached bungalow offering well proportioned accommodation which requires a compressive scheme of renovation and improvement. The accommodation currently provides a living room, breakfast kitchen three bedrooms and a bathroom. Outside, there is driveway parking and a detached garage. The gardens are especially generous in size and currently offer wraparound lawns, with floral shrubbery beds and borders. It should be note that the bungalow has a pleasant aspect towards Pontesford Hill.

#### ACCOMMODATION

Sliding patio door leads into:-

#### CONSERVATORY

Tiled floor wraparound double glazed windows and sliding doors with glazed roof. Part glazed door to:-

#### ENTRANCE HALL

With access to loft space, built in airing cupboard housing hot water cylinder, built in cloaks cupboard, doors off and to:-

#### LIVING ROOM

With dual aspect windows, tiled fireplace.

#### BREAKFAST KITCHEN

Quarry tiled floor, eye and base level units, wall mounted gas fired central heating oiler, space and connection for cooker, stainless steel sink unit and drainer, part glazed UPVC door to rear, built in storage cupboard.

#### BEDROOM ONE

With overhead fan and light.

#### BEDROOM TWO

With pleasant aspect over garden.

#### BEDROOM THREE

With window overlooking gardens.

#### BATHROOM

Providing a suite comprising low level WC, pedestal wash hand basin and shower cubicle.

#### OUTSIDE

The property is approached through twin gates, leading onto a tarmacadam driveway which offers parking and gives access to the detached garage.

#### GARAGE

With metal up and over entrance door.

#### THE GARDENS

The property is set fairly centrally in its plot and offers generous and extensive wraparound lawns, with established hedgerows and a variety of specimen trees. Positioned to the rear is a greenhouse, External cold water tap. Prospective purchasers may be pleased to note that the front gardens have a pleasant aspect towards Pontesford Hill.

#### 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 'D' on the Shropshire Council Register.

##### VIEWINGS

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