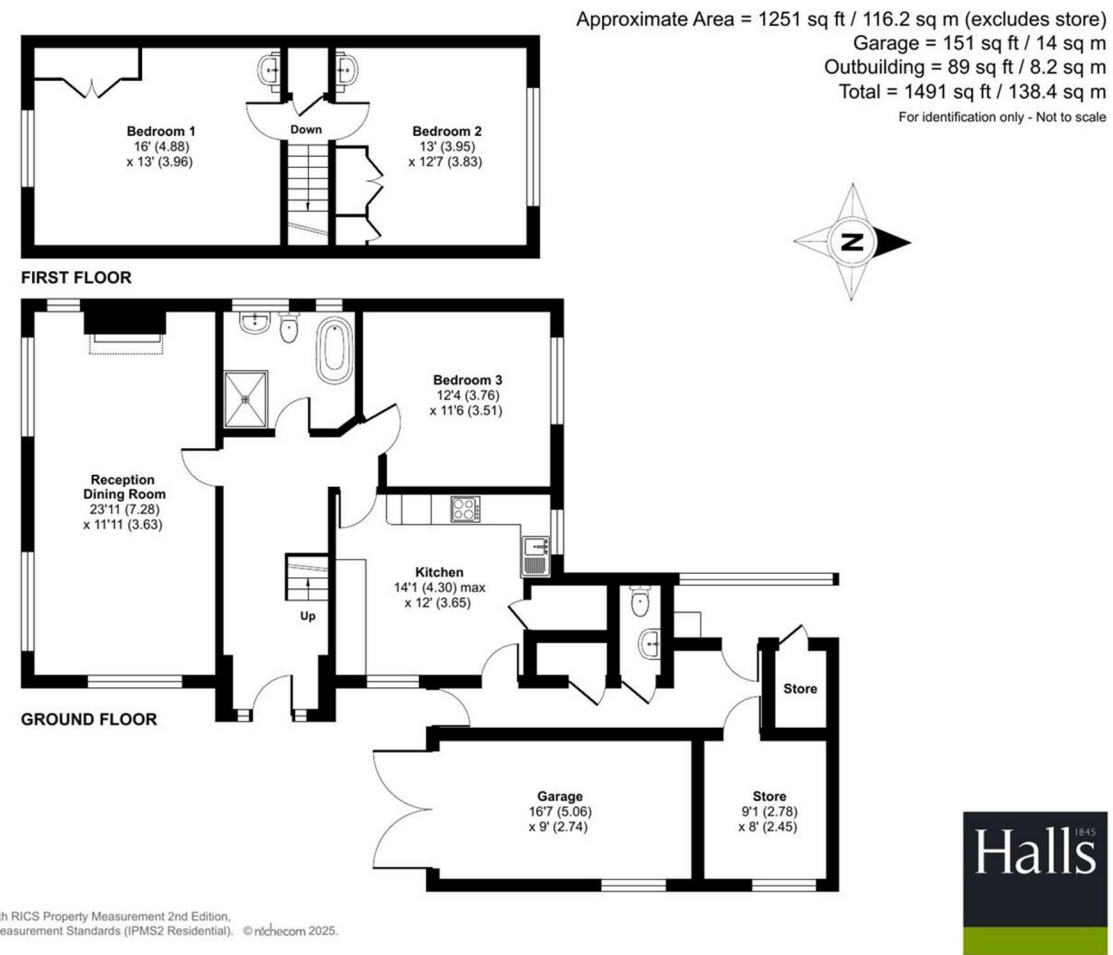


FOR SALE

37 Ashford Drive, Pontesbury, Shrewsbury, SY5 0QR



FOR SALE

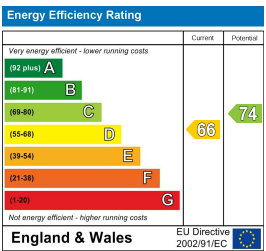
Offers in the region of £359,950

37 Ashford Drive, Pontesbury, Shrewsbury, SY5 0QR

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 deceptively spacious and attractively presented detached chalet bungalow, providing a flexible and versatile layout, set with garaging and generous gardens in this most sought after rural village.



01743 236444

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



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MILEAGES: Shrewsbury 8.6miles, Telford 21.8 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Walking distance to village amenities
- Well proportioned light and airy rooms
- Neatly appointed
- Flexible living environment
- Generous driveway and garage
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury, proceed west along the A488 and continue through the village of Hanwood, on entering Pontesbury, follow the one way system past the church and continue down the centre of the village. At the next junction, keep left, heading along Minsterley Road and take the first left turn into Ashford Drive. Continue along and the property will be found on the right hand side.

SITUATION

The property is most conveniently situated within the popular village of Pontesbury, which benefits from an excellent range of amenities including schools, a selection of shops, post office, restaurant, public houses and church. Purchasers will be pleased to note there are medical and dental surgeries available in the village. The county town of Shrewsbury is easily accessible for commuters and has the benefit of a rail service together with a comprehensive range of shopping, leisure and social facilities.

DESCRIPTION

37 Ashford Drive is a highly appealing and particularly spacious detached property which will no doubt create excellent market appeal. The ground offers a generous lounge diner filled with light, breakfast kitchen, neatly appointed bathroom with separate shower, bedroom and useful rear lobby with hobbies room. To complete the ground floor accommodation there is a garden WC. To the first floor there are two additional bedrooms, both of which have built-in wardrobes and vanity units. Outside, there is a generous amount of driveway parking, together with a garage, whilst the gardens, which sit predominantly to the rear are extensively lawned, with patio seating areas and well stocked shrubbery beds and borders.

ACCOMMODATION

Panelled part glazed entrance door leads into:-

ENTRANCE HALL

Staircase to first floor, doors off and to:-

LIVING ROOM

A lovely bright room with brick and stone flagged fireplace with open grate and ornamental surround, triple aspect windows, including a feature round window to one side.

KITCHEN DINER

Providing a range of eye and base level units with solid wood worktops. One and half bowl stainless steel sink unit and drainer with mixer tap, eye level glass fronted display cupboards, space and connection for electric cooker, space for fridge, walk-in pantry cupboard, part glazed door to side lobby.

BEDROOM ONE

With pleasant outlook over rear garden.

BATHROOM

Tiled floor and a white suite comprising low level WC, wall mounted wash hand basin, roll top bath on clawed feet with shower connection, feature large walk-in shower cubicle with mains fed shower, inset tiling, part panelling to walls, shaving connection point, extractor fan.

SIDE LOBBY

With built-in boiler cupboard housing the Worcester oil fired central heating boiler. Access door to garage, part glazed doors to both the front and rear of the property and door to:-

GARDEN WC

With low level WC and wall mounted wash hand basin with tiled splash. Part glazed door.

HOBBIES ROOM

With radiator, power and light points.

FIRST FLOOR LANDING

Access to loft space, built in linen cupboard with slatted shelving, doors off and to:-

BEDROOM TWO

With built-in double wardrobe, wash hand basin set in vanity unit with storage cupboards and shelving under, pleasant aspect to front.

BEDROOM THREE

With built-in double wardrobe, wash hand basin set in vanity unit with storage cupboards and shelving under, pleasant aspect to rear. There are useful front to rear storage cupboards leading from this room.

OUTSIDE

The property is approached through twin ornamental gates leading onto a generous tarmac driveway, which provides ample parking for numerous vehicles, whilst also giving access to the attached garage and pedestrian access to the front of the property.

GARAGE

Twin timber entrance doors, power and light points, radiator.

THE GARDENS

To the front, the gardens offer attractively maintained and well stocked shrubbery beds and borders together with a neat section of lawn with established hedgerows. A flagged pathway extends down the side of the garage leading to the rear where the majority of the gardens can be found. Adjacent to the rear of the property, is a flagged sun terrace seating area, which is adjoined by generous flowing lawns flanked by a number of well stocked shrubbery beds and borders containing a variety of different shrubs and plants. Flagged pathways then extend down to a large useful outbuilding, which is divided into two and could be used as excellent additional storage.

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 and drainage are understood to be connected. Oil fired central heating boiler. 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.