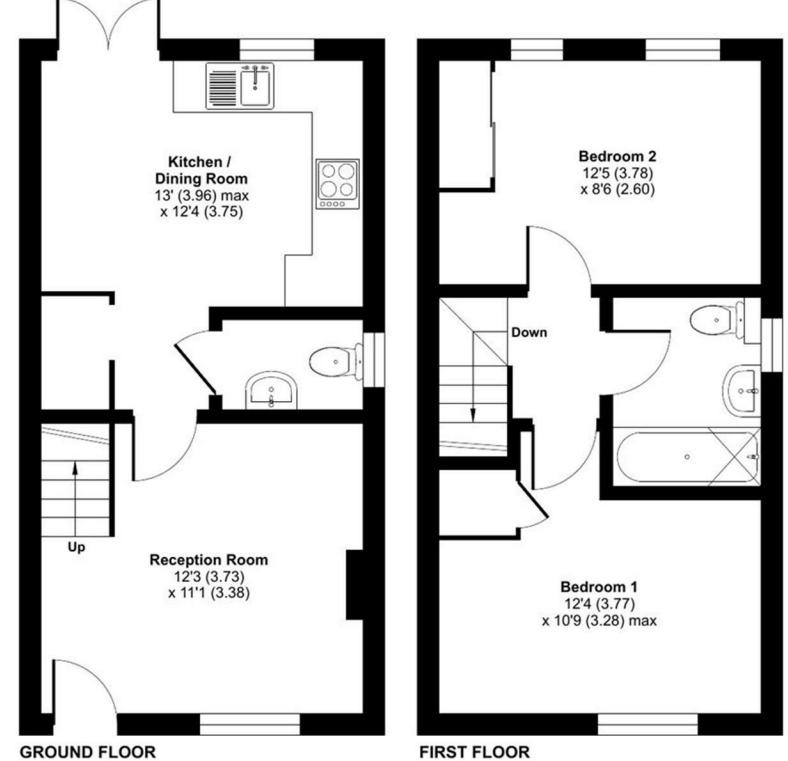


FOR SALE

27 Wray Drive, Pontesbury, Shrewsbury, SY5 0FF

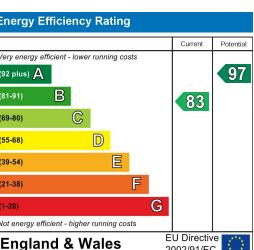


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1360048

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

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only [photographs are taken with a wide angled / zoom lenses] and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial



FOR SALE

Offers in the region of £225,000

27 Wray Drive, Pontesbury, Shrewsbury, SY5 0FF

An attractively presented and particularly spacious modern semi detached house, offering rooms of pleasing proportion set with allocated parking and fantastic rear gardens in this highly popular rural village.



hallsgb.com

01743 236444

MILEAGES: Shrewsbury 9.2 miles, Bishops Castle 15.4 miles, Telford 21.5 miles. All mileages are approximate.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- **Sought after village**
- **Attractively presented**
- **Generously proportioned**
- **Ample parking**
- **Fantastic gardens**
- **Popular development**

DIRECTIONS

From Shrewsbury proceed West taking the A488 through the village of Hanwood. On entering Pontesbury head into the village and onto the one way system. Continue passed the church and pharmacy and then get into the right hand lane. Take the right turn onto Hall Bank taking the left turn into Cricketers Meadow. Follow the road to the right and continue straight ahead and the property will be found on the left hand side.

SITUATION

The property is pleasantly located in the popular village of Pontesbury and is within walking distance of a number of amenities including pubs, restaurants, local shops, churches, medical, dental and veterinary surgeries, library and schools. The house 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

Occupying a prime position overlooking an open green, this beautifully presented two-bedroom semi-detached home offers spacious accommodation in a sought-after rural village setting.

Finished to an excellent standard throughout, the ground floor features a bright and welcoming living room, along with an impressive open-plan kitchen/dining area. The kitchen boasts a range of integrated appliances and ample workspace, with French doors opening out onto the generous rear garden, perfect for entertaining or enjoying peaceful outdoor living.

Upstairs, there are two well-proportioned double bedrooms, both served by a modern family bathroom.

Externally, the property benefits from off-street parking for two vehicles and an especially generous rear garden, complete with large patio seating areas and attractive lawned spaces.

An excellent blend of rural charm and modern convenience, early viewing is highly recommended.

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 'B' on the Shropshire Council Register.

VIEWINGS

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