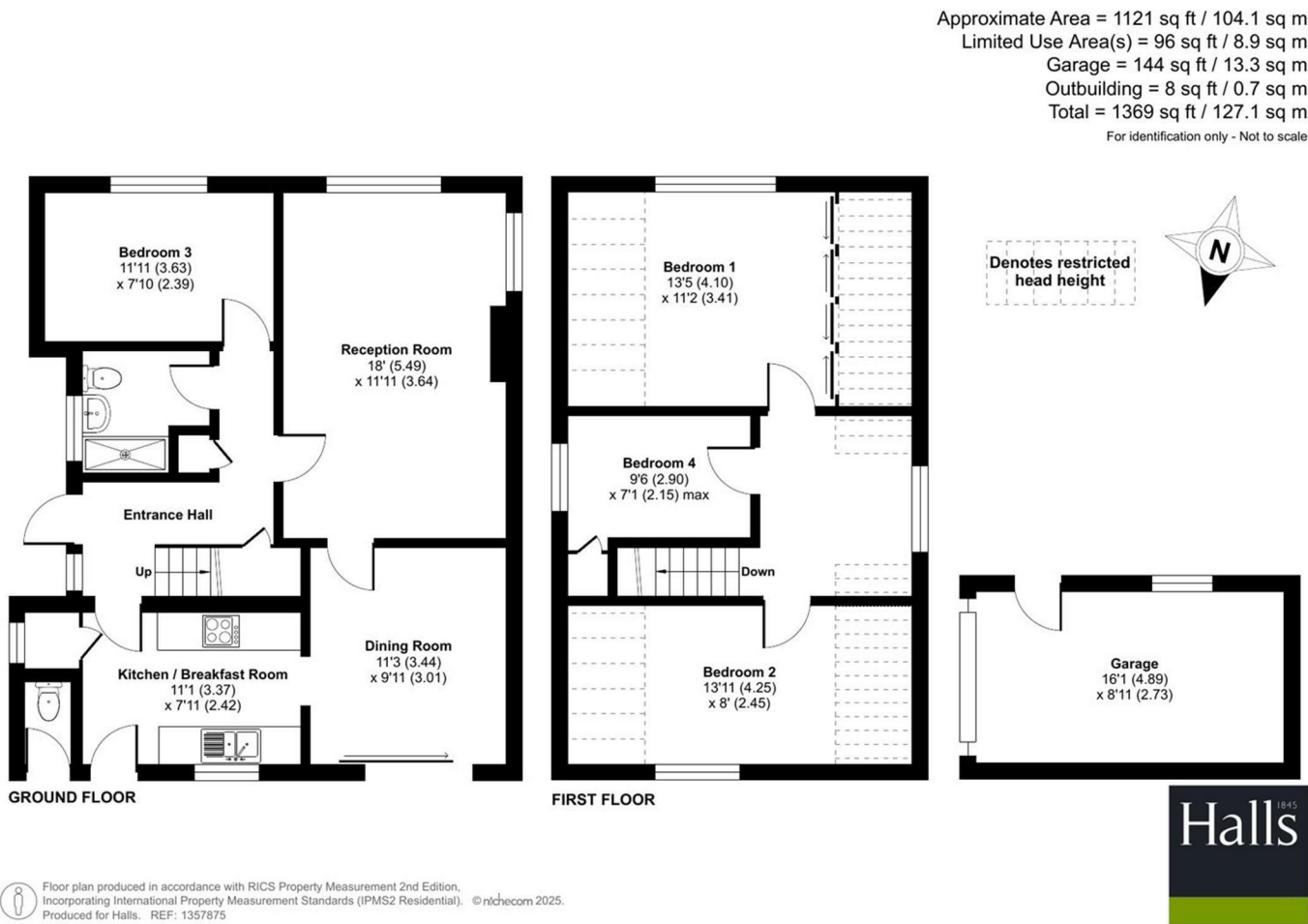


FOR SALE

29 Ashford Drive, Pontesbury, Shrewsbury, SY5 0QR



FOR SALE

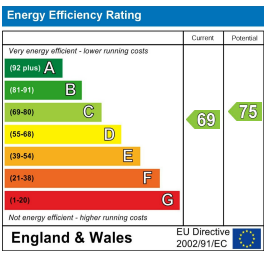
Offers in the region of £325,000

29 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 spacious four bedroom chalet style bungalow which would benefit from a scheme of modernisation, with large gardens and driveway parking, in this incredibly popular location.



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



4 Bedroom/s



1 Bath/Shower
Room/s



- Walking distance to village amenities
- Well proportioned light and airy rooms
- Potential for complete refurbishment
- Expansive gardens
- 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

29 Ashford Drive is a much loved spacious detached property with huge scope for a completed refurbishment. The ground floor accommodation offers a kitchen with an open through to dining room, filled with light and access to the rear patio, incredibly well proportioned sitting room with views over the front gardens and driveway, neatly appointed and recently fitted shower room, and a bedroom. To complete the ground floor accommodation, there is an outside gardeners WC. To the first floor there are three additional bedrooms, two of which have built-in wardrobes. The third could quite easily be converted to a bathroom as it is situated above the downstairs shower room. 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.

OUTSIDE

The property is approached through twin ornamental gates leading onto a generous red brick paved 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.

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.

GENERAL REMARKS

AGENTS NOTE

Prospective purchasers should be aware that the property is being sold subject to grant of probate. Probate has been applied for.

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.