

FOR SALE

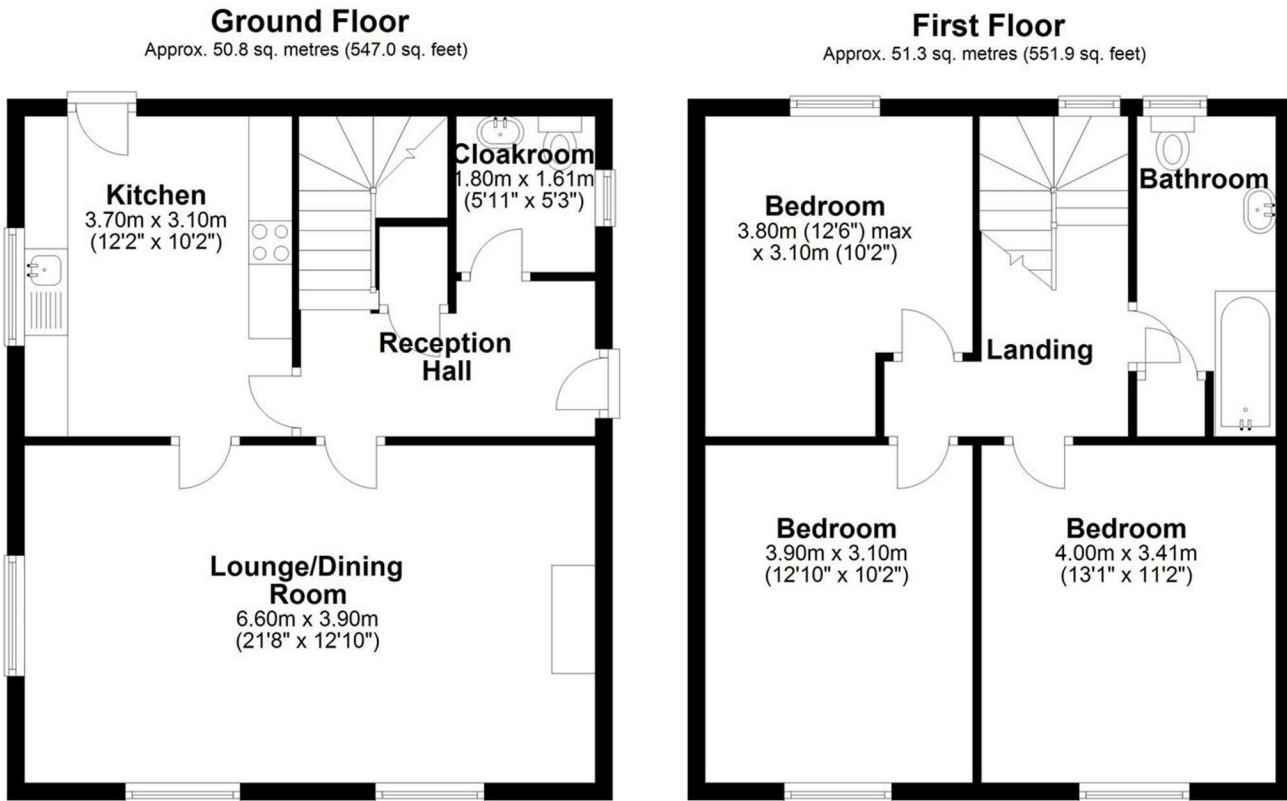


Oak Villa Pontesbury Hill, Pontesbury, Shrewsbury, SY5 0XX



FOR SALE

Offers In The Region Of £285,000

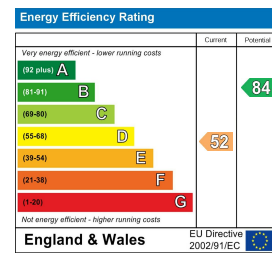


Total area: approx. 102.1 sq. metres (1098.9 sq. feet)  
**Oakvilla**

Oak Villa Pontesbury Hill, Pontesbury, Shrewsbury, SY5 0XX

**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



An attractively proportioned detached house offering excellent scope to extend (s.t.p.p) set with lovely wrap around gardens and offering appealing far reaching views in this most popular rural village. SET IN APPROX 0.3 ACRE.



01743 236 444

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 of 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.

Mileages: Shrewsbury 8.3 miles, Telford 22.4 Miles. All mileages are approximate.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Popular village location
- Appealing proportions
- Scope to improve and extend
- Generous gardens
- In all 0.33 acre
- End of chain
- Recently redecorated

**ACCOMMODATION**

**STORM PORCH**

With panelled part glazed entrance door leading into:

**ENTRANCE HALL**

With tiled floor, staircase rising to first floor, useful built in under stair store cupboard. Door to:

**GUEST WC**

Providing a suite comprising low level WC, pedestal wash hand basin, part tiled walls.

**LOUNGE/DINER**

Original tiled fireplace with open grate. Dual aspect windows with lovely outlook over adjoining gardens, fields and hills in the distance.

**BREAKFAST/KITCHEN**

With tiled floor, providing a generous range of eye and base level units comprising cupboards and drawers with work surface area over and incorporating a stainless sink unit and drainer with mixer tap. Space and plumbing for washing machine. Warmflow oil fired central heating boiler. Space for fridge. Integral NEFF electric oven and grill with four ring hob unit and filter hood over. Part tiled walls and tiled splash. Picture window with far reaching views. Panelled part glazed access door to carport.

**FIRST FLOOR LANDING**

With access to loft space, doors off and into:

**BEDROOM ONE**

With pleasant outlook up Pontesbury Hill and over gardens and fields.

**BEDROOM TWO**

With pleasant outlook up Pontesbury Hill and over gardens and fields.

**BEDROOM THREE**

With pleasant outlook over fields with hills in the distance.

**BATHROOM**

Providing a suite comprising WC, pedestal wash hand basin and panelled bath with electric shower over. Part tiled walls and tiled splash. Built in airing cupboard housing the insulated hot water cylinder with slatted shelving over.

**OUTSIDE**

The property is approached through a gated entrance onto a tarmacadm driveway which in turn leads to a covered carport. There is excellent scope to provide additional parking if required.

**THE GARDENS**

The property is set in large wrap around gardens. Positioned to the front are areas laid to lawn which then wrap around to the side and extend adjoining a large section of established shrubbery beds and borders containing a variety of different plants and specimen trees. These then extend into an area of nature garden allowing all garden enthusiasts an excellent opportunity to introduce their own designs and tastes. Immediately adjacent to the rear is the useful concreted section currently utilised for storage and housing the oil tank. Steps then lead down to further generous sections which extend below, once again providing an excellent space for landscaping and redesigning. Prospective purchasers will be delighted to note that the gardens have a lovely outlook over adjoining fields with hills in the distance.

**GENERAL REMARKS**

**FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

**SERVICES**

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. New central heating controller. None of these services have been tested.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

**VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)