



13 MOUNT WAY, PONTESBURY, CHURCH STRETTON, SY5 0RB





OFFERS OVER £375,000 INVITED

Wrights
Estate Agents
Established 1972

**13 MOUNT WAY
PONTESBURY
SY5 0RB**

- Detached Bungalow
- Quiet residential location
- Good size corner plot
- Large off-road parking area
- Level front and rear gardens
- Three bedrooms
- Bathroom and shower room
- 22 Solar panels
- Air conditioning units
- Garage and greenhouse
- Viewing highly recommended
- No upward chain



x 3		Shrewsbury 9 miles
x 1		Church Stretton 13 Miles
x 1		Telford 21 Miles
x 1		Birmingham 54 Miles



**13 MOUNT WAY
PONTESBURY
SY5 0RB**

This detached traditionally constructed bungalow is located in a popular residential part of Pontesbury.

Occupying a corner position it benefits from a good size garden and in addition off-road parking suitable for motor home or caravan and cars.

It comprises entrance porch, hall, sitting room kitchen/dining room, inner hallway, three bedrooms, a shower room and bathroom.

It benefits from gas fired central heating, UPVC double glazing and cavity wall insulation.

There are 22 solar panels and three air conditioning room units.

The front garden is mainly laid to lawn with an enclosed rear garden with patio, flowering shrubs, greenhouse and shed.



A short walk from both the village primary and secondary schools, with excellent local amenities including a medical practice, supermarket, butchers/bakers, various pubs and restaurant. There are also some beautiful walks nearby and a good bus service into Shrewsbury.



THE VILLAGE OF PONTESBURY

Pontesbury is a large village and civil parish which lies approximately 8 miles south west of the county town of Shrewsbury.

The parish also includes the hamlets of Pontesford, Plealey, Asterley, Cruckton , Cruckmeole, Arscott, Lea Cross, Habberley and Malehurst.

Pontesbury is located alongside the A488 road which runs from Shrewsbury to Bishop's Castle.

It is a mile away from neighbouring Minsterley and sits at the north edge of the Shropshire Hills AONB.

There are a number of thriving small shops and businesses and offers beautiful countryside.

The Earls Hill nature reserve, Coppice Wood and Pontesford Hill are popular landmarks and walks in the area. The Reabrook runs close by to Pontesbury.

ACCOMMODATION

UPVC double glazed front door to **ENTRANCE PORCH** with fitted carpet, wall light and inner glazed UPVC door to:-

ENTRANCE HALL with fitted carpet and archway to kitchen/dining room.

SITTING ROOM (6.5m x 3.8m approx)(21'3" x 12'4" approx) with fitted carpet, coving, large front bow window, stone fireplace with wood mantel, slate hearth and coal effect electric fire. Three wall lights, radiator, TV aerial point, wall mounted TV with alcove below with power points. Eight power points, telephone point and window.

KITCHEN/DINING ROOM (3.7m x 2.4m approx)(12'1" x 7'8" approx) with modern units including twelve floor cupboards and nine wall cupboards, granite worktops, enamelled double sink unit, fully tiled walls . Integrated fridge/freezer, 'Beko' four ring ceramic hob with cooker hood over, space for washing machine and 'Neff' high level electric double oven. Rear window, fluorescent stoplight and five power points.

DINING AREA (3.1m x 2.4m approx) (10'1" x 7'8" approx) with fitted carpet, radiator, TV aerial point, four power points and double glazed doors to rear garden.



ACCOMMODATION continued...

INNER HALLWAY with fitted carpet, ceiling hatch with pull down ladder to loft space. Airing cupboard with hot water cylinder and shelving.

BEDROOM 1 (3.75m x 2.7m approx) (12'3" x 8'8" approx) with fitted carpet, front window, radiator, two power points, wall mounted air conditioning unit and recessed double wardrobe.

BEDROOM 2 (2.9m x 2.8m approx)(9'5" x 9'1" approx) with fitted carpet, rear window, radiator, three power points, telephone point and recessed double wardrobe.

BEDROOM 3 (3.5m x 2.5m approx)(11'4" x 8'5" approx) with fitted carpet, radiator, two windows and two power points.



ACCOMMODATION continued...

BATHROOM with tiled floor, fully tiled walls, white suite with panelled bath and hand shower, WC, washbasin, radiator and window.



SHOWER ROOM with fitted carpet, fully tiled walls, shower, washbasin, WC, window and radiator.



GARAGE (5.7m x 2.5m approx)(18'7" x 8'2" approx) with up-and-over entrance door, upvc hand door to the rear, power points and window.

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains gas, electricity, water and drainage are connected.



COUNCIL TAX Band 'C'

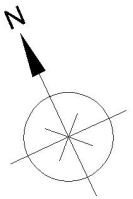
WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.
Email: sales@wrightschurchstretton.co.uk

FINANCE SUPPORT We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

IMPORTANT NOTICE: Floor plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Wrights Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view.



Ground Floor

Score	Energy rating	Current	Potential
92+	A		84 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
<20	G		

Total House Floor Area 105 Sq m (1128 Sq ft)

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PLEASE NOTE THAT THE MAPS AND BOUNDARIES ON THESE PROPERTY DETAILS ARE FOR GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON.