



Roger
Parry
& Partners

2 Ashford Drive, Pontesbury, Shrewsbury, SY5
0QP



2 Ashford Drive, Pontesbury, Shrewsbury, SY5 0QP
Offers In The Region Of £405,000

A well-maintained spacious detached bungalow situated on the outskirts of the popular village of Pontesbury. The property provides well laid out accommodation briefly comprising, recessed entrance canopy leading to the entrance hall which gives access to a Sitting room and a large kitchen/dining room which in turn opens up into a large conservatory. A side hall leads to the bedroom accommodation consisting of the main bedroom with ensuite shower room and two further bedrooms, one double and one single together with a family bathroom.



A well-maintained spacious detached bungalow situated on the outskirts of the popular village of Pontesbury. The property provides well laid out accommodation briefly comprising, recessed entrance canopy leading to the entrance hall which gives access to a Sitting room and a large kitchen/dining room which in turn opens up into a large conservatory. A side hall leads to the bedroom accommodation consisting of the main bedroom with ensuite shower room and two further bedrooms, one double and one single together with a family bathroom.

The bungalow sits in a generous corner plot with extensive off-road parking giving access to a large attached garage with an extra height ceiling (able to accommodate higher vehicles) which leads onto a further garage/workshop. The property has the benefit of full uPVC double glazing and gas central heating. The garden is set to three sides of the property and runs to a good side. Pontesbury has an excellent range of amenities including shops, pubs, takeaways, doctors, surgery and chemists, all of which are within easy walking distance. Early inspection is recommended.

ACCOMMODATION COMPRISING:

RECESSED ENTRANCE PORCH

Leads to uPVC, wood effect, panel, and glazed front door with opaque glass side screen to one side giving access to:

ENTRANCE HALL

14'6" x 5'6" (4.42 x 1.68)

Solid oak flooring with radiator, lighting point, and power point.

Entrance Hall gives access to:

BUILT IN LINEN CUPBOARD

With double doors, shelving, and radiator.

BUILT IN AIRING CUPBOARD

With cylinder and gas-fired boiler supplying domestic hot water and central heating.

SITTING ROOM

18'2" x 11'3" (5.54 x 3.43)

With log burner set to brick-built fireplace, radiator, central light point, four wall light points, ample power points, tv aerial socket, large double glazed window to the front, glazed and wooden service door leads to:

KITCHEN/DINER

18'1" x 11'11" (5.51 x 3.63)

With range of units comprising single drainer sink unit set into laminate, granite effect work surface with extensive range of cupboards and drawers under and tile splash above, built-in refrigerator, built-in dishwasher, matching work surface to the adjacent wall with a small peninsular worktop with further range of cupboards and drawers under and stainless steel, five ring gas hob inset and extractor hood above. Built-in double oven set into housing with storage cupboards above and below. Range of eye-level cupboards to two walls incorporating display units. Tile effect laminate flooring, range of recess spotlights, radiator, ample power points, double glazed windows overlooking kitchen and conservatory, glazed and wooden service door leading back to entrance hall.

From kitchen/diner, large archway through to:

CONSERVATORY

15'8" x 13'3" (4.78 x 4.04)

With radiator, power, and lighting points, double glazed French doors lead to rear gardens.

Service door leads to:

COVERED SIDE PASSAGE

Giving access to garage and workshop.

Entrance hall leads to:

SIDE HALLWAY

7'0" x 3'0" (2.13 x 0.91)

With matching oak flooring, central heating thermostat control, and access to loft space, gives access to bedroom accommodation.

BEDROOM ONE (REAR)

12'0" x 10'2" (3.66 x 3.1)

With radiator, power and lighting points, double glazed window overlooking private rear gardens, door to:

ENSUITE SHOWER ROOM

Fitted with fully tiled shower cubicle with Concertina folding door, pedestal wash basin, tile splash, WC, ceramic tile flooring, heated towel rail, range of recess spotlights, and extractor fan.

BEDROOM TWO (FRONT)

11'2" x 8'6" (3.4 x 2.59)

With radiator, power, and lighting points, double glazed window to the front.

BEDROOM THREE (FRONT)

7'9" x 7'8" (2.36 x 2.34)

With radiator, power and lighting points, telephone point, and double glazed windows to the front.

FAMILY BATHROOM

Fitted with modern white suite comprising, a P-shaped panel bath with fitted shower above and glazed curved side screen, pedestal wash basin, and WC. Ceramic tile flooring, full tiling to bath and wash basin areas, shaver socket, range of recess spotlights, extractor fan, double glazed opaque glass window to the rear, wall-mounted heated towel rail.

OUTSIDE FRONT

The property is approached from Ashford Drive, onto large tarmac parking and turning area with further tarmac area continuing down the left-hand side of the property providing extensive off road parking.

GARAGE

18'0" x 12'6" (5.49 x 3.81)

With overhang entrance canopy, electric up-and-over door, concrete floor, power and lighting points. The garage has a ceiling with extra height providing potential parking for higher vehicles. This garage leads to:

FURTHER GARAGE/WORKSHOP

19'3" x 9'0" (5.87 x 2.74)

With a range of work benches and double glazed skylight.

FRONT GARDENS

These are laid to lawns with tarmac pathway leading up to the front door with outside light. Gardens enclosed by mature hedging.

Pedestrian access down the right-hand side of the property leads to a further lawned area situated to the side enclosed by hedging. Timber and felt garden store set to one corner.

REAR GARDENS

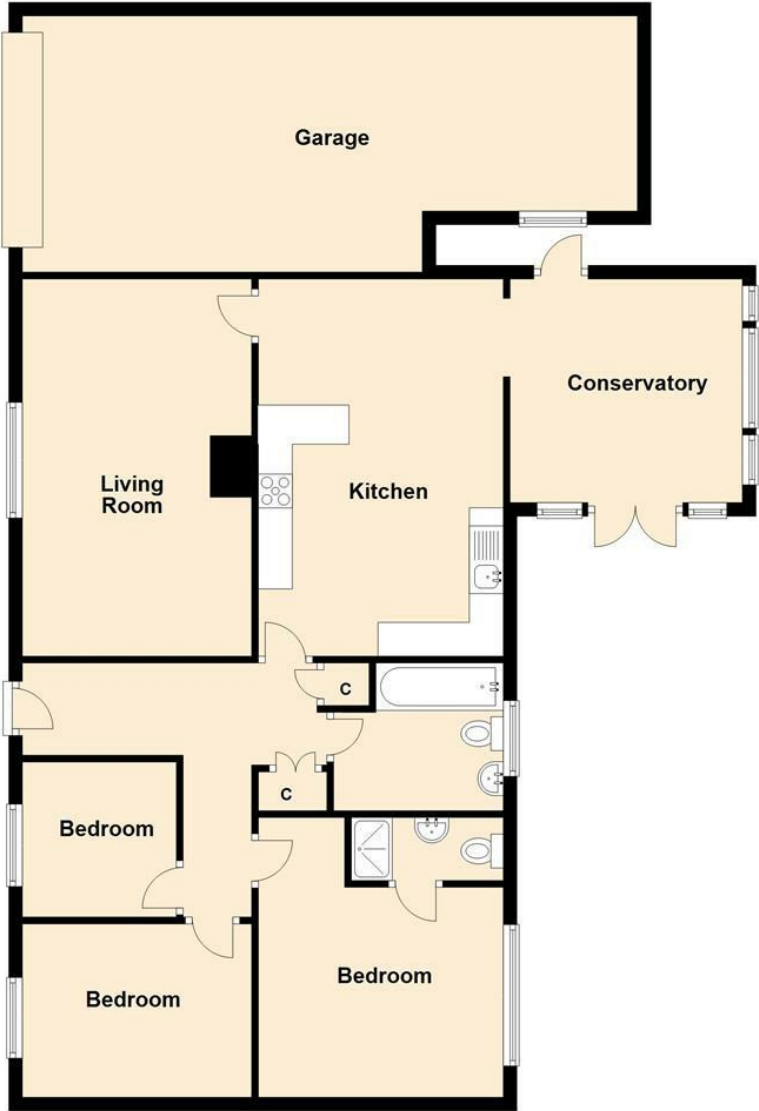
The conservatory door leads out onto a paved sun patio with further lawns extending with raised flower bed. Gardens enclosed by mature hedging. Outside water tap.

DIRECTIONS:

From Shrewsbury take the A488 (Bishop's Castle Road) travel through the village of Hanwood and continue onto Pontesbury. Follow the one-way system past the church and carry onto the T junction, turning left. Continue onto the mini roundabout taking the first turn off onto Ashford Drive. No 2 is situated immediately on the left indicated by the for sale sign.

Floor Plan
(not to scale - for identification purposes only)

Ground Floor
Approx. 129.5 sq. metres (1394.1 sq. feet)



Total area: approx. 129.5 sq. metres (1394.1 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

General Services:

Local Authority: Shropshire County Council

Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the A488 (Bishop's Castle Road) travel through the village of Hanwood and continue onto Pontesbury. Follow the one-way system past the church and carry onto the T junction, turning left. Continue onto the mini roundabout taking the first turn off onto Ashford Drive. No 2 is situated immediately on the left indicated by the for sale sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.