



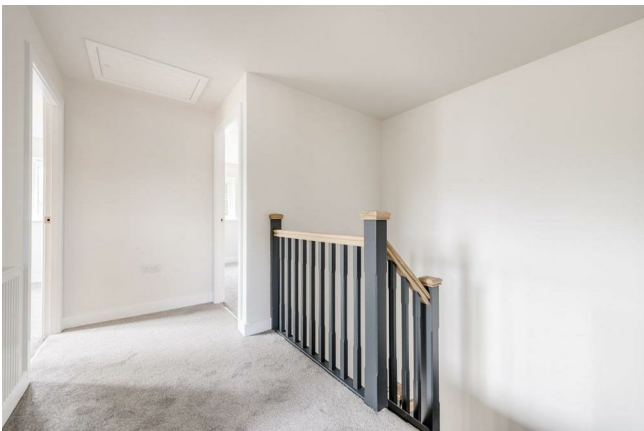
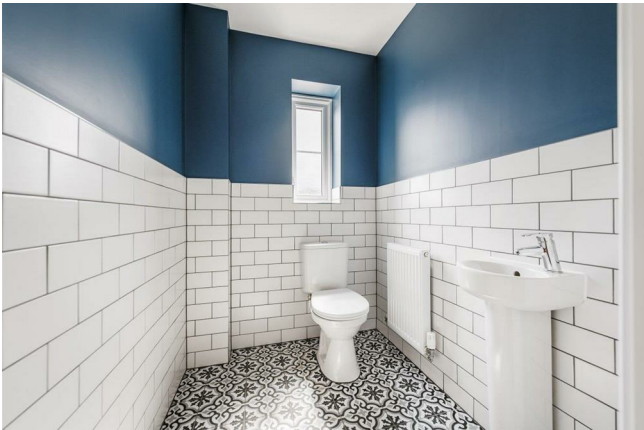
Roger
Parry
& Partners

Plot 27, Lawrence Park, Pontesbury,
Shrewsbury, Shropshire, SY5 0QL



**Plot 27, Lawrence Park, Pontesbury, Shrewsbury, Shropshire, SY5 0QL
Offers In The Region Of £325,000**

Lawrence Park is being build by reputable local builders, Shropshire Homes. This new development comprising of 38 homes, featuring two, three and four bedroom homes. The homes are designed with modern families in mind, offering greener living solutions, including solar panels, and electric vehicle charging points.



LOCATION

Located in the village of Pontesbury, just 8 miles from the market town of Shrewsbury, Lawrence Park offers a mixture of countryside living and the bustle of town life.

Pontesbury offers numerous amenities, featuring two local pubs, a small supermarket, local produce stores, the famous Hignetts Butchers & Bakery, a library, dentist, florist, medical practice, Post Office, Chinese restaurant, pharmacy and various takeaways.

Pontesbury boasts Mary Webb Secondary School which has an Ofsted rating of Good and Pontesbury CofE Primary School with an Ofsted rating of Outstanding. The village also has a sports ground, perfect for anyone who enjoys sport.

Earl's Hill and Pontesford Hill sit at the edge of Pontesbury and offer beautiful scenic views across the village and over to Stiperstones National Nature Reserve. Just a short drive away are the Shropshire Hills, an Area of Outstanding Natural Beauty and the National Trust's Attingham Park.

Shrewsbury, home of Britain's Favourite Market, is 8 miles away and has all the amenities you could need, including a shopping centre, plenty of restaurants, bars, clubs and much more! The Quarry Park in Shrewsbury runs along the River Severn and hosts many events throughout the year.

RECEPTION HALL

With radiator and doors leading to both Kitchen Diner and Lounge.

CLOAKROOM

Fitted with low flush WC and wash hand basin. Radiator.

LOUNGE

16'11" x 12'3" (5.16 x 3.73)

With bay window to front and radiator.

KITCHEN DINER

16'11" x 8'10" (5.16 x 2.69)

To be fitted with an attractive modern kitchen comprising of base and eye level units with worksurfaces over, sink drainer unit, built in oven with hob and extractor fan over. Space for appliances. Window and French doors to rear. Radiator.

FIRST FLOOR LANDING

Doors leading to all bedrooms and family bathroom.

PRINCIPAL BEDROOM

12'8" x 11'3" (3.86 x 3.43)

With radiator. Door to

EN SUITE SHOWER ROOM

To be fitted with a modern suite comprising of shower unit, low flush WC and wash hand basin. Radiator.

BEDROOM

14'7" x 9'6" (4.44 x 2.9)

With radiator.

BEDROOM

12'3" x 7'1" (3.73 x 2.16)

With radiator.

BATHROOM

To be fitted with a modern suite comprising of panelled bath, WC and wash hand basin. Radiator.

OUTSIDE

The property benefits from driveway with parking for 2 cars and enclosed rear garden.

GENERAL NOTES

Shropshire Homes Helping Hands scheme is available on selected plots. Find out more today!

TENURE

We understand the tenure is Freehold. The property is responsible to pay £495 per annum as part of a maintenance fee for the estate. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected.

COUNCIL TAX BANDING

As this property is a new build, we understand the council tax banding will be C. We would recommend this is confirmed during pre contact enquiries.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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

GROUND FLOOR



Kitchen/Dining Room
16'11" x 8'10" - 5140mm x 2693mm

Living Room
16'11" x 12'3" - 5140mm x 3738mm

FIRST FLOOR



Bedroom one
12'8" x 11'3" - 3860mm x 3425mm

Bedroom two
14'7" x 9'6" - 4440mm x 2899mm

Bedroom three
12'3" x 7'1" - 3738mm x 2161mm

General Services:

Local Authority: Shropshire County Council

Council Tax Band: C

EPC Rating: B

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 third turning off into Lawrence Park. Plot 27 is situated a short distance down on the left hand side.

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 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.