



Roger  
Parry  
& Partners

3, Youngs Way Pontesbury,  
Shrewsbury, SY5 0PL





3 Youngs Way, Pontesbury, Shrewsbury, SY5 0PL  
Offers In The Region Of £350,000

A recently constructed, much larger than average, three-bedroom, semi-detached property located in the highly popular village of Pontesbury. Extremely spacious accommodation briefly comprises, entrance porch, entrance hall, downstairs WC, large sitting room, and kitchen/dining room. Upstairs the property has three very large bedrooms, one of which has an ensuite shower room, and a family bathroom. The property also has the benefit of uPVC double glazing, gas heating (underfloor to ground the floor and radiator to the upstairs rooms), good sized integral garage, and enclosed gardens to the rear.

Pontesbury village has excellent amenities including two store butchers, a chemist, pubs, doctors and dentist surgeries, and both a junior and senior school.

The property is in excellent condition throughout and early inspection is recommended.



**Accommodation Comprising:****ENTRANCE CANOPY**

Leads to uPVC panel and glazed front door with chrome furnishings to:

**ENTRANCE HALL**

16'11" x 4'0"

With wood effect laminate flooring with underfloor heating, two central light points, door to useful understairs storage cupboard with power and lighting points, staircase leading to first floor.

Entrance hall gives access to:

**DOWNSTAIRS CLOAKROOM**

With modern suite comprising WC, vanity wash hand basin, ceramic tile flooring with underfloor heating, double glazed opaque glass window to the front, extractor fan.

From entrance hall, panelled door gives access to:

**SITTING ROOM**

17'5" x 13'6"

Extending across the width of the property with underfloor heating, two central light point, power and lighting points, TV aerial socket, double glazed window to the rear with double French doors leading out onto gardens.

**KITCHEN/DINER**

15'1" x 8'11"

Fitted with range of Shaker style units comprising stainless steel single drainer one and a half bowl sink unit set into laminate work surfaces extending to three wall sections with range of cupboards and drawers under, built-in Neff electric induction hob with stainless steel extractor hood above and built-in electric double oven below, built in fridge freezer, built in dishwasher, range of eye level cupboards to two walls, cupboard enclosing gas fired boiler (supplying domestic hot water and central heating), wood effect laminate flooring with underfloor heating, extensive power points, range of recess spotlights, double glazed window to the front.

From entrance hall, stairs with handrail lead to:

**GOOD SIZED LANDING**

With radiator, power and lighting points, access to roof space, door to built in airing cupboard with cylinder, landing gives access to bedroom accommodation comprising:

**BEDROOM ONE (SIDE AND FRONT)**

16'9" x 11'2"

With radiator, central light point, power points, range of built in wardrobes extending across

the whole of one wall with mirror sliding doors and pelmet lighting above. Double glazed windows to the side. Door to:

**ENSUITE SHOWER ROOM**

Fitted with walk in shower with glazed sliding door, vanity wash hand basin with cupboard under and WC, fully tiled to shower area and half tiled to remaining wall sections, ceramic tile flooring, recess spotlights, extractor fan, shaver socket, wall mounted chrome ladder style radiator.

**BEDROOM TWO (REAR)**

15'5" x 10'2"

With two radiators, power and lighting points, range of built in wardrobes extending to the length of one wall with mirror sliding doors, double glazed windows to the rear.

**BEDROOM THREE (FRONT)**

11'4" x 9'1"

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

**FAMILY BATHROOM**

7'2" x 6'4"

Fitted with contemporary white suite comprising, one panelled bath with fitted shower attachment and glazed side screen, vanity wash hand basin with WC alongside and built-in cupboard, fully tiled to bath area, half tiled to remaining wall sections, ceramic tile flooring, recess spotlights, extractor fan, shaver socket, chrome ladder style radiator, double glazed opaque glass window to the front.

**OUTSIDE FRONT**

The property is approached over tarmac driveway extending up to:

**INTEGRAL GARAGE**

19'5" x 10'5"

With metal up-and-over door, concrete floor, power and lighting points, window to the side.

Paved path extends across the front of the property with lawns set to the front enclosed by rail fencing. Outside water tap, and outside light. Paved pathway extends down the right-hand side of the property and gives access to the rear gardens via wooden gate.

**REAR GARDENS**

Paved pathway extends across the width of the property with lawns extending, further paved area set to one corner and outside light. Gardens are enclosed by a variety of wooden and wall fencing.

---



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

**Ground Floor**

Approx. 70.3 sq. metres (756.2 sq. feet)



**First Floor**

Approx. 69.8 sq. metres (751.1 sq. feet)



Total area: approx. 140.0 sq. metres (1507.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205

007  
Plan produced using PlanUp.



**General Services:** Mains Gas, Electricity, Water Metered and Drainage

**Local Authority:** Shropshire County Council

**Council Tax Band:** D

**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 Bishops Castle Road. Travel through the village of Hanwood on into Pontesbury. Follow the one-way system past the Church, turning left at the T junction Youngs Way is situated on the right after a short distance No 3 is then located on the left as 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.