







Earlsgrove Shrewsbury Road, Pontesbury, Shrewsbury, SY5 0QD  
Offers In The Region Of £399,995

Offered for sale with no upward chain, this extremely spacious and attractive three bedroomed detached house offers versatile accommodation with all rooms being of pleasing dimension. In brief the accommodation includes : porch, entrance hall, lounge, sitting room, kitchen/breakfast room, conservatory, cloakroom/wc, principal bedroom with dressing area, two further bedrooms and family bathroom. Extremely neatly kept and good sized front and rear gardens with summerhouse, ample parking and a detached garage. The property also benefits from mainly double glazing, oil central heating and the rear garden is bordered by open farmland to rear.



This property occupies an enviable position in the centre of the popular village of Pontesbury boasting a large plot with views towards Pontesbury Hill to the front and bordered by open farmland to the rear. The village of Pontesbury provides an excellent range of amenities including Primary and Secondary Schools, Co-Op and village Post Office, Village Hall and Church, a Butchers, Public House's, Doctors and Dentists, a Nursery and a frequent bus service. The property is also well placed for easy access to the A5 providing an M54 Motorway link to the West Midlands,

**Entrance Porch**

6'7" x 4'5" (2.01m x 1.37m )

With tiled flooring and door to

**Reception Hall**

13'8" x 5'11" (4.17m x 1.82m )

With radiator and door to

**Cloakroom**

6'8" x 2'9" (2.04m x 0.85m )

Fitted with low flush WC and wash hand basin with tiled surround. Window to side.

**Lounge**

15'7" narrowing to 9'10" x 17'8" narrowing to 14'1" (4.75m narrowing to 3m x 5.40m narrowing to 4.57m )

With windows to front and radiator.

**Sitting Room**

17'3" narrowing to 11'7" x 18'1" narrowing to 7'1" (5.26m narrowing to 3.54m x 5.52m narrowing to 2.16)

With dual aspect to front and rear. Timbered framed double glazed window to rear and secondary double glazed window to front. Radiator, feature fire surround housing electric fire.

**Conservatory**

20'2" narrowing to 8'2" x 13'1" narrowing to 5'10" (6.16m narrowing to 2.49m x 4m narrowing to 1.78m )

With tiled flooring, windows to three sides and doors providing access to the front and rear.

**Kitchen breakfast room**

19'5" x 10'6" (5.92m x 3.21m )

With range of units comprising one and a half bowl drainer sink unit set into wood effect laminate work surfaces, range of cupboards and drawers under. Space for slot in cooker. Matching range of eye level units. Tile splash to work surfaces. Tile flooring, radiator, windows to rear. Glazed and wooden door lead to.

**Rear Hall**

6'8" x 2'9" (2.04m x 0.85m)

With door to side and door to boiler cupboard housing Oil central heating boiler.

Stairs rise from Reception Hall to First floor landing with access to loft space and airing cupboard

**Bedroom One**

16'6" narrowing to 11'7" x 14'11" narrowing to 5'7" (5.03m narrowing to 3.54m x 4.56m narrowing to 1.72)

With window to front providing outlooks to Pontesbury Hill. Radiator, range of built in wardrobes and door to

**Dressing Area**

5'8" x 4'7" (1.74m x 1.42m)

With window to front.

**Bedroom Two**

11'10" x 10'6" (3.61m x 3.21m )

With window to front with views to Pontesbury Hill, radiator and built in wardrobes.

**Bedroom Three**

9'8" x 8'10" (2.96m x 2.70m )

With window to rear, radiator and built in wardrobes.

**Bathroom**

11'8" x 5'1" (3.56m x 1.56m )

Fitted suite comprising panelled bath, wash hand basin and WC, tiled walls and window to rear.

**Outside**

The property is approached off Shrewsbury Road through double gates leading onto private driveway, providing covered parking area and turning area to the rear. The detached garage is located to the rear. The gardens are mainly set to the rear of the property, laid to lawn with patio, surrounded by well stocked flower and shrub borders, and enclosed by a variety of fencing and hedging. There is potential for a vegetable garden with a garden shed and greenhouse. The rear of the property is bordered by open farmland. The front of the property is also mainly laid to lawn with a summerhouse.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 193 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

**SURVEYS**

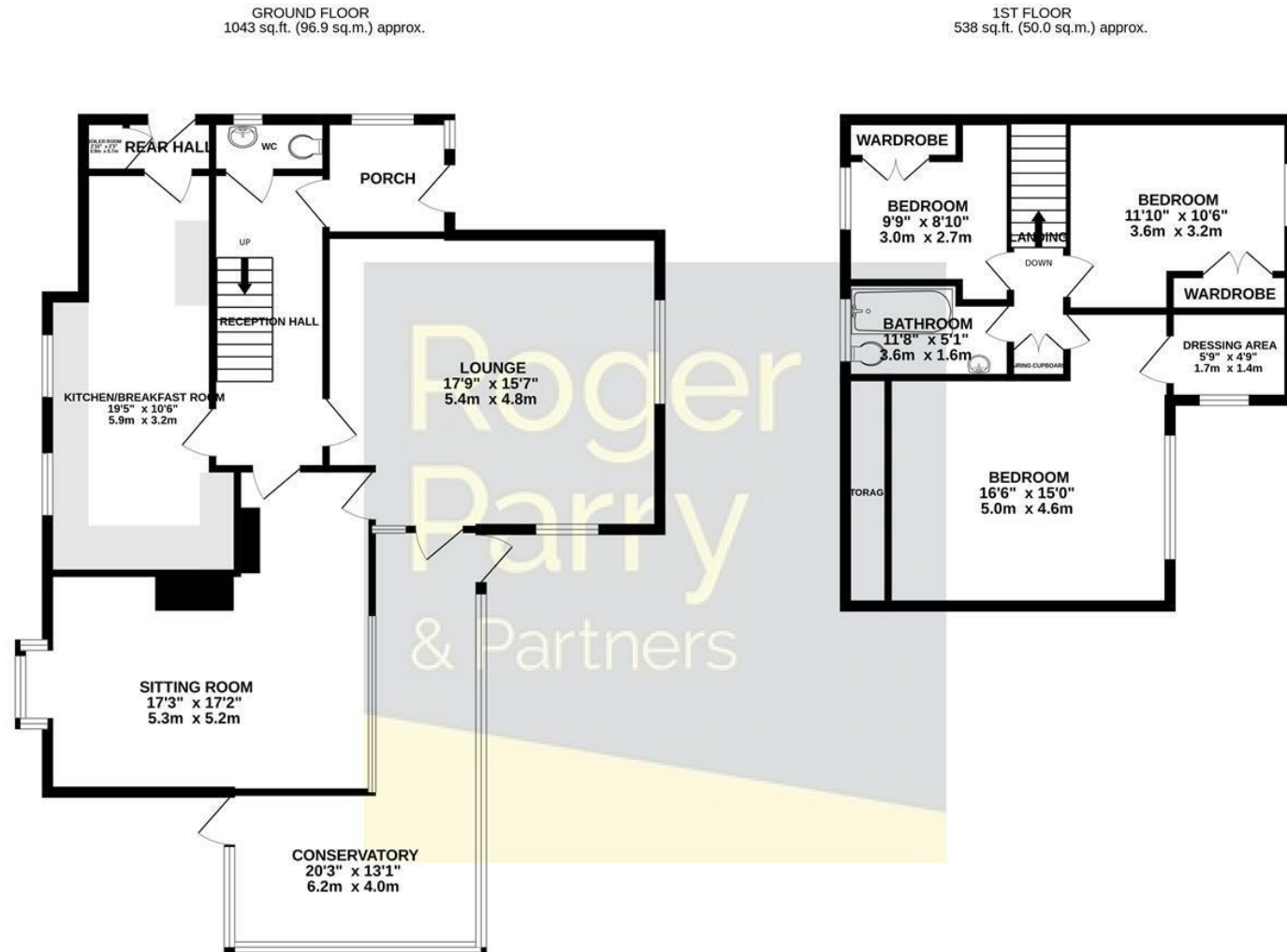
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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)



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:** Shropshire Council

**Council Tax Band:** E

**EPC Rating:** F

**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.

## 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.