



Roger
Parry
& Partners

Windermere Whitwell Lane, Pontesbury,
Shrewsbury, SY5 0YW



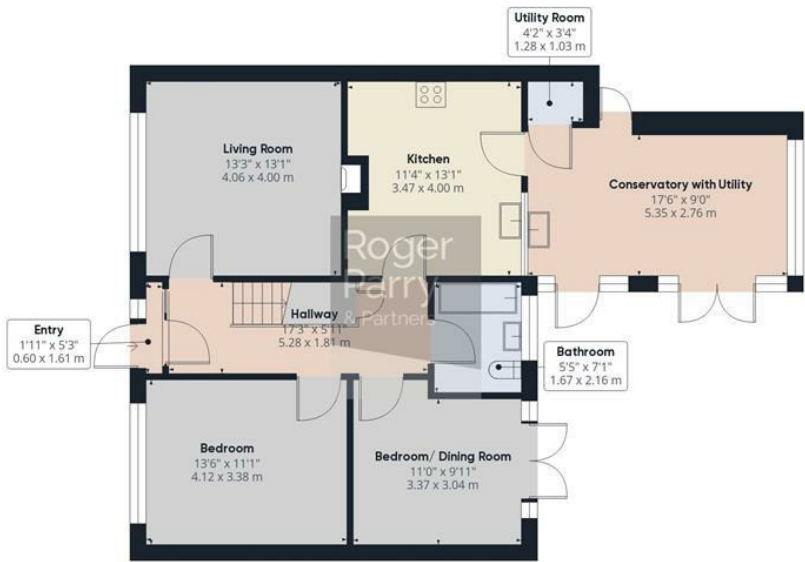
Windermere Whitwell Lane, Pontesbury, Shrewsbury, SY5 0YW
Offers In The Region Of £390,000

With charming views of Pontesford Hill, this versatile and deceptively spacious 3-4 bedroom detached dormer bungalow is well-maintained and includes a paddock of approximately 0.20 acres or thereabouts. The ground floor offers an Entrance Hall, Living Room, Ground Floor Bedroom, Dining Room/Bedroom, Refitted Kitchen/Breakfast Room, Conservatory with utility, and Bathroom. Upstairs, there are 2 Bedrooms and a Modern Shower Room. The property also features a generous driveway at the front, a mature rear garden, and a large Timber Workshop. No upward chain.





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



Ground floor



Floor 1



Approximate total area¹⁰

1340.87 ft²
124.57 m²

Reduced headroom

447.99 ft²
3.87 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

With amazing elevated views of the Shropshire countryside, this beautifully positioned property makes an ideal home. Its lovely location near Pontesbury Hill offers views over surrounding countryside and is within reasonable walking distance of the village of Pontesbury, which has the benefit of a wide selection of amenities including a church, butchers, local supermarket, GP surgery, and public houses. A regular bus service assists with access into the nearby Town of Shrewsbury, which has direct train links to London and major road links including the A5 and M54.

Entrance Porch

With Upvc entrance door and side screen leading into

Entrance Hall

With wooden style flooring, under stairs storage cupboard and radiator.

Living Room

With window to front, radiator and fire surround housing gas fire.

Ground Floor Bedroom

With window to front and radiator.

Dining Room/ Ground Floor Bedroom

With wooden style flooring, radiator and French doors with full length side panels leading to rear garden.

Bathroom

Fitted with paneled bath, wash hand basin and low flush Wc.

Refitted Kitchen Breakfast Room

Fitted to a modern standard, having an extensive range of cream shaker base units with worksurfaces over and tiled splashbacks, sink unit with mixer taps, space for dishwasher, cooker and fridge freezer. Extensive range of matching eye-level wall cupboards. Radiator and wooden style flooring. Door leading into;

Conservatory with Utility area

Brick-built UPVC double-glazed conservatory, wooden style flooring, radiator, and wonderful views to fields at the rear. With cupboard housing gas central heating boiler, wooden style flooring, radiator. Doors leading to rear garden and front. The utility area is fitted to a modern standard, having a range of

cream gloss base units with granite worksurfaces over and Belfast sink with mixer tap, space and plumbing for washing machine and tumble dryer.

Stairs rise from Entrance hall to First floor landing with windows to rear providing fantastic open views towards Pontesbury Hill. Storage into eaves.

Bedroom

With windows to rear providing views to Pontesbury Hill, radiator and built in wardrobe and storage into eaves.

Bedroom

With windows to rear providing views to Pontesbury Hill, radiator and built in wardrobe and storage into eaves.

Shower Room

Fitted with three-piece white suite comprising; fully tiled corner shower cubicle with glass door, low level WC and wash hand basin set into vanity units with mixer taps, vinyl flooring, inset ceiling lights and heated towel rail.

Outside

Whitewell Lane is accessed via the ford from Chapel Street and Habberley Road. To the front the property benefits from generous driveway parking with raised borders. Side access leads to large timber workshop. To the rear there are charming views of Pontesford Hill, the mature rear garden is of a generous size with paved sun terrace and lawned garden with established floral borders and vegetable patch. The garden is fully enclosed and provides access to the paddock which is approximately 0.20 acres or thereabouts.

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, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 11 Mbps & Superfast 79 Mbps. Mobile Service: Limited. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract

enquiries.

COUNCIL TAX BANDING

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

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.



General Services:

Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: C

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.