



Roger
Parry
& Partners

9 Brookmoors Habberley Road, Pontesbury,
Shrewsbury, SY5 0RN



**9 Brookmoors Habberley Road, Pontesbury, Shrewsbury, SY5 0RN
Offers In The Region Of £300,000**

An appealing, deceptively spacious three bedroom mid terrace cottage with off street parking to the rear. The living accommodation provides: Entrance Hall, Under Stair Cupboard, Living Room Opening To Garden, Superb Kitchen/Dining Room, Attractive Fitted Bathroom, Good Sized Bedrooms, Delightful Spacious Rear Garden and Driveway To Rear. The property benefits from Upvc double glazing, gas central heating and open rear aspect.



Pontesbury is a lovely village, it has a good range of amenities including; shops, doctors, pub/restaurant etc. It is convenient for the bypass, Shrewsbury and does have some truly stunning country walks close by.

Entrance Hall

Tiled flooring, radiator, useful under stairs storage cupboard, staircase leads to spacious First Floor Landing.

Living Room

Feature log burner set on tiled hearth, wood style laminate flooring, radiator, window enjoys an open front aspect, double glazed French doors lead onto patio and attractive rear garden.

Kitchen/Dining Room

The Kitchen is fitted with wooden fronted units to 2 wall areas with laminated work tops, inset 1 1/2 sink unit with drainer, radiator, space for cooker, fridge, freezer, space and plumbing for washing machine, window to garden, radiator. Ample space for dining table.

Rear Hall

With tiled floor, radiator, window to garden door to garden and door to;

Cloakroom

Fitted with Wc and wash hand basin.

Bathroom

Fitted with white suite including bath with shower over and wash hand basin, extensive tiled areas, heated towel rail, window to rear and tiled flooring.

Stairs rise from Entrance Hall to Spacious First Floor Landing with window enjoying an open aspect, radiator, access to roof space.

Bedroom

Radiator, window to rear aspect.

Bedroom

Radiator, window to front aspect.

Bedroom

Radiator, window to rear aspect.

WC

Fitted with Wc and wash hand basin with tiled surround. Window to rear.

Outside

The property has pathway with steps leading to entrance door. A lovely rear garden approached onto an extensive paved patio with covered seating area. Step and gate leads to lawn area with space for garden storage sheds. The garden is enclosed by fencing. Further gate leads to parking area for two vehicles.

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 13 Mbps & Superfast 75 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 A. We would recommend this is confirmed during pre-contact enquires.

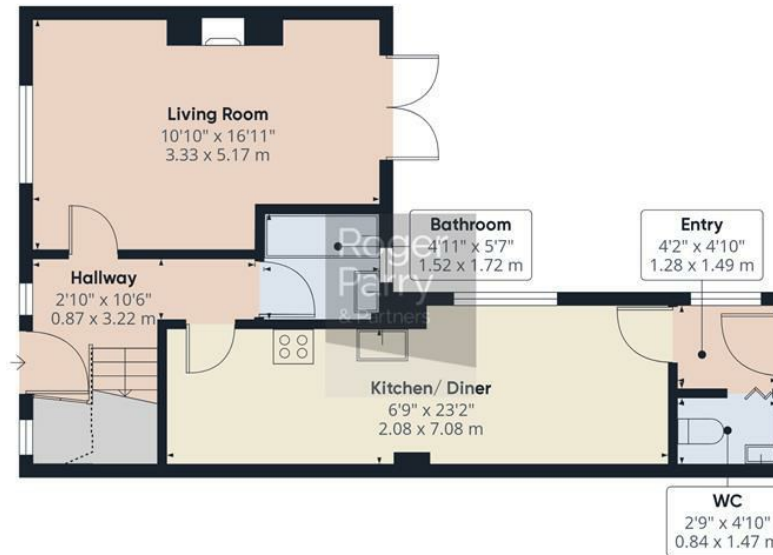
SURVEYS

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.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

792.65 ft²

73.64 m²

Reduced headroom

18.97 ft²

1.76 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.

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General Services:

Local Authority: Shropshire Council

Council Tax Band: A

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

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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.