





1 Woodfield Shrewsbury Road, Pontesbury, Shrewsbury, SY5 0SF
Offers In The Region Of £450,000

Offered for sale with no upward chain, a modern, spacious, detached property occupying a central location in the sought after village of Pontesbury. Accommodation briefly comprises; large reception hall, downstairs cloakroom, through sitting room with log burner, kitchen/dining room, utility, and large family room/study. Upstairs there are four good sized bedrooms one with ensuite shower room together with family bathroom. The property has the benefit of double glazing, gas central heating and detached double garage together with excellent off-road parking and south facing rear gardens.



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,

RECESSED ENTRANCE PORCH

Leading to wood effect uPVC panelled and glazed door with opaque glass full length side screens to either side to:

RECEPTION HALL

11'10 x 10'1 (3.61m x 3.07m)

With underfloor heating, oak laminate flooring, power and lighting points, useful understairs cupboard, door to:

DOWNSTAIRS CLOAKROOM

5'7 x 3'11 (1.70m x 1.19m)

Fitted with white suite comprising, low level flush wc, vanity wash hand basin with cupboard under, ceramic tile flooring with underfloor heating, recessed spotlights, extractor fan.

LIVING ROOM

20'5 x 11'2 (6.22m x 3.40m)

With underfloor heating, oak laminate flooring, log burner set to recess with granite hearth, two central light points, four wall light points, power and lighting points, tv aerial socket, double glazed bay window to the front, double French doors leading to private rear gardens, service door to kitchen/dining room.

KITCHEN/DINING ROOM

22'11 x 9'11 (6.99m x 3.02m)

KITCHEN AREA Fitted with extensive range of shaker style units with granite worktops with stainless steel one and a half bowl sink unit inset, built in dishwasher, further matching Peninsula worksurface/breakfast bar, extensive range of eyelevel cupboards, built in Range Master cooking range with five ring gas hob, electric double oven below and grill with stainless steel splashback and Range Master stainless steel extractor hood, space for fridge freezer, with range of storage cupboards above and below, ceramic tile flooring with underfloor heating, range of recessed spotlights, double glazed window overlooking gardens.

DINING AREA With power and lighting points, underfloor heating, tv aerial socket, double glazed window overlooking gardens to the rear, service door to sitting room.

From kitchen, door to:

UTILITY ROOM

6'2 x 5'7 (1.88m x 1.70m)

With range of units comprising stainless steel single drainer sink unit set into marble effect laminate worksurfaces with base unit under, space and plumbing for automatic washing machine and tumble dryer, range of eye level cupboards above, ceramic tile flooring with underfloor heating, power and lighting points, extractor fan, PVC glazed and panel service door to the side, gas fired boiler supplying domestic hot water and central heating.

From entrance hall, service door to:

HOME OFFICE/ PLAY ROOM

13'7 x 7'6 (4.14m x 2.29m)

With oak laminate flooring, underfloor heating, power and lighting points, telephone points, double glazed window to the front, tv aerial point.

LARGE FEATURE GALLERY LANDING

10'5 x 10'01 (3.18m x 3.07m)

With power and lighting points, radiator, access to roof space, door to built in airing cupboard with cylinder and central heating timing controls, double glazed window to the front. Landing gives access to bedroom accommodation comprising:

PRINCIPAL BEDROOM

14'3 x 11'5 (4.34m x 3.48m)

With radiator, power and lighting points, built in double wardrobe with hanging rail and top shelf, double glazed window to the front, tv aerial point, door to:

ENSUITE

5'11 x 9'2 (1.80m x 2.79m)

Fitted with white suite comprising fully tiled shower cubicle with glazed sliding doors and fitted double-head shower, vanity wash hand basin with storage cupboards under, low level flush WC, ladder style radiator, ceramic tile flooring, double glazed opaque glass window to the rear, extractor fan and recessed lighting.

BEDROOM TWO

11'3 x 9'10 (3.43m x 3.00m)

With radiator, power and lighting points, built in double wardrobe with hanging rail and top shelf, double glazed window to the front, tv aerial point.

BEDROOM THREE

10'7 x 10 (3.23m x 3.05m)

With radiator, power and lighting points, built in double wardrobe with hanging rail and top shelf, double glazed window to the rear.

BEDROOM FOUR

11'11 x 8'1 (3.63m x 2.46m)

With radiator, power and lighting points, double glazed window to the rear, tv aerial point.

FAMILY BATHROOM

7'11 x 7'11 (2.41m x 2.41m)

Fitted with white suite comprising panel bath with shower attachment, shower cubicle with glazed sliding doors and double shower head, vanity wash hand basin with storage cupboard under, low level flush wc, ceramic tile flooring, ladder style radiator, recessed spotlights, extractor fan, double glazed opaque glass window to the side.

OUTSIDE

The property is situated on a small private cul-de-sac of just five properties. The driveway extends to the rear of the property giving access to detached, brick-built double garage with block paved parking for up to four cars to the front of it. DOUBLE GARAGE 18' 2" x 17' 2" (5.54m x 5.23m) With two electrical operated roller doors, concrete floor, power and lighting points, service door to the side, ladder access to useful loft storage area.

FRONT GARDENS Paved pathway extends across the front of the property giving access to the front door with outside light, front gardens laid to lawn enclosed by Laurel hedging. REAR GARDENS From French doors of sitting room out onto paved patio with lawns extending. Paved pathway leads to service door of garage and security gate giving access to the drive, paved area situated to the rear of the garage, gardens enclosed by a variety of fencing and hedging with security lighting and outside water tap. The garden enjoys a lovely south-facing aspect.

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 10 Mbps & Superfast 134 Mbps. Mobile Service Indoor: Limited, Mobile Service Outside: Likely. 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 F. 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⁾

1497.16 ft²

139.09 m²

Reduced headroom

1.07 ft²

0.1 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority: Shropshire Council

Council Tax Band: F

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 reaching Pontesbury continue onto the centre of the village past The Nags Head public house and Woodfield is situated on the left-hand side 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 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.