





Hilton David Avenue, Pontesbury, Shrewsbury, SY5 0QB
Offers In The Region Of £475,000

Internal inspection is recommended to appreciate this semi detached family home, which has been extended and provides spacious and versatile accommodation, perfect for those who love to entertain or requiring ANNEX facilities for a dependent relative. Situated in a quiet secluded location, yet in the heart of the sought after village of Pontesbury. The accommodation which boasts 2034 square foot of space includes; Entrance Hall, WC, Kitchen, Living Diner, Garden Room, Family Room, Home Office/ Bedroom Five, Utility and Shower Room. On the First Floor there is Four Bedrooms and Refitted Family Bathroom. The property also benefits from enclosed rear garden, driveway parking, gas central heating and Upvc double glazing.



Pleasantly located in the popular village of Pontesbury and is within walking distance of a number of amenities including restaurants, local shops, churches, medical, dental and veterinary surgeries, library and schools. The property is located close to Pontesford hill with its wonderful walks and spectacular views. A more comprehensive range of facilities are available in the county town of Shrewsbury. There is easy access to the A5 which links through to Oswestry to the north, Telford to the east and onto the M54 and national motorway network. There is also a rail service available in Shrewsbury town centre.

Reception Hall

7'7 x 4'6 (2.31m x 1.37m)

With Entrance door and side screens leading into Reception Hall with doors off and to;

Cloakroom

4'10 x 4'8 (1.47m x 1.42m)

Providing a white suite comprising of low level WC, wash hand basin set into vanity unit with tiled splash.

Lounge Diner

With feature fireplace with tiled hearth and inset tiled surround with ornamental decorative timber mantle housing a living flame coal effect gas fire. Bay window to front. French doors leading out to the rear sun terrace and gardens.

Kitchen

11'6 x 9'4 (3.51m x 2.84m)

With a range of eye and base level units comprising of cupboards and drawers with work surface over and incorporating a one and half bowl sink unit and drainer with mixer tap, part tiled walls, glass eye level display cabinet, space and connection for gas/electric cooker, space for fridge, twin glazed doors leading through to:

Sun Room

11'6 x 10'11 (3.51m x 3.33m)

With tiled floor and providing a further range of base level storage cupboards and fitted work surface. Plumbing points under the work surface for dishwasher and washing machine. Wrap around UPVC double glazed windows and polycarbonate roof, glazed access door leading to the attractive rear gardens beyond.

Inner Hall

With built in storage cupboard with shelving and giving access to further accommodation (potential to use as a one bedroom annexe if required).

Family Room

18'2 x 10'9 (5.54m x 3.28m)

With French doors giving attractive aspect and access to rear garden, part glazed UPVC door offering independent access to front.

Utility

13 x 6 (3.96m x 1.83m)

Providing a range of eye and base level storage cupboards and drawers with work surface over and incorporating a stainless steel sink unit and drainer with mixer tap. Space and plumbing for washing machine/dish washer. Space for fridge freezer.

Bedroom Five/ Home Office

12'11 x 11'6 (3.94m x 3.51m)

With window to front.

Shower Room

6'9 x 5'9 (2.06m x 1.75m)

Providing a suite comprising of low level WC, pedestal wash hand basin and walk in shower cubicle with splash screen and curtain and mains fed shower. Part tiled walls, wall mounted electric heater.

From the Reception Hall staircase rises to Spacious First Floor Landing with built in cupboard housing gas central heating boiler and further storage cupboard, Doors lead into a Snug area which could be used as an additional bedroom/ Home office or Snug area.

Bedroom One

14'8 x 11'6 (4.47m x 3.51m)

With window to rear.

Bedroom Two

10'11 x 11'10 (3.33m x 3.61m)

Providing an extensive range of built in wardrobes. Window to front.

Bedroom Three

13'1 x 10'10 (3.99m x 3.30m)

With window to rear.

Bedroom Four

11'9 x 9'7 (3.58m x 2.92m)

With window to front

Snug

8'10 x 7'7 (2.69m x 2.31m)

With window to rear.

Refitted Family Bathroom

9'7 x 6'6 (2.92m x 1.98m)

Attractively refitted with a suite comprising of low level WC, pedestal wash hand basin, corner shower tray with folding glass doors and roll top bath with claw feet, part tiled walls. Window to side.

Outside

The property is approached over a generous brick paved driveway and pathway providing access to the front of the property and rear gardens. The Gardens - To the front the gardens flank the driveway on one side offering lawn with well stocked and established herbaceous beds and borders containing a variety of shrubs and plants. Gated side access with the path continuing around to the rear. The majority of the gardens are positioned to the rear of the property and these incorporate an extensive flagged sun terrace providing an excellent outdoor entertaining space together with room for potted plants. Cold water tap. Steps then lead to an attractive lawn with feature central magnolia tree and surrounding stocked beds and borders containing a mixture of plants. To the top section of garden is a timber and felt storage shed. Purchasers will be pleased to note that the rear gardens face in a southerly direction.

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 248 Mbps. Mobile Service: Good Outdoor. 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 D. 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.

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)



Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: D

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 or the A5 by-pass take the A488 sign posted Hanwood and Pontesbury. After travelling through Pontesford and passing the Nags Head public house on the right hand side continue into the village passing the Mary Webb secondary school on the left. Carry on a bit further into the village taking the right turn into David Avenue, follow along this private road and the property will be found on the right hand side.

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.