



## 2 Manor Gardens, Pontesbury, Shrewsbury, Shropshire, SY5 0RG

**£500,000**

An outstanding 4 bedroom detached house in a prime location in the heart of one of Shropshire's most popular villages. The generous accommodation provides: Entrance Hall, Smart Shower Room, Living Room With Wood Stove, Dining Room, Family Room, Quality Kitchen/Breakfast Room With Quartz Work Tops, 4 Double Bedrooms, Impressive 4 Piece Bathroom With TV, Triple Width Drive, Double Garage, Large Private Garden, OCH, DG. Excellent Range Of Village Amenities On The Doorstep.



## **2 Manor Gardens, Pontesbury, Shrewsbury, Shropshire, SY5 0RG Ref: 4767**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

#### **Entrance Storm Porch**

Quarry tile flooring, studded wooden entrance door, glazed side windows.

#### **Entrance Hall** 12' 3" x 6' 5" (3.73m x 1.95m)

Radiator, staircase leading to First Floor Landing.

#### **Shower Room**

Fitted with contemporary 3 piece suite, fully tiled shower cubicle with drench head, wash basin with cupboard beneath, WC, extractor, heated towel rail.

#### **Living Room** 14' 10" x 11' 11" (4.52m x 3.63m)

Ornamental fire surround with cast iron glass fronted wood burner set to stone hearth, oak flooring, radiator, wall and ceiling lights, double glazed bow window to the front, window to the side.

#### **Dining Room** 15' 0" x 8' 10" (4.57m x 2.69m)

Oak flooring, radiator, wall and ceiling lights, double glazed side window.

#### **Family Room** 13' 9" x 12' 2" (4.19m x 3.71m)

Radiator, double glazed sliding patio doors lead onto attractive rear garden, double glazed side window.

#### **Kitchen/Breakfast Room** 12' 9" x 11' 4" (3.88m x 3.45m)

Fitted to a high standard with quartz work tops incorporating breakfast bar, inset drainer with 1 1/2 bowl glazed sink, attractive contemporary units including spice rack and wine rack. Integrated appliances include electric double oven, induction hob, filter hood and dishwasher.

#### **Spacious First Floor Landing**

Radiator, double glazed window to the front, built in airing cupboard, access to roof space.

#### **Bedroom 1** 15' 0" x 12' 0" (4.57m x 3.65m)

Radiator, double glazed window to the front with open view towards Pontesford Hill.

#### **Bedroom 2** 12' 3" x 9' 1" (3.73m x 2.77m)

Radiator, double glazed window to the front with similar views to Bedroom 1.

#### **Bedroom 3** 11' 6" x 8' 9" (3.50m x 2.66m)

Radiator, double glazed window overlooking attractive, private rear garden.

#### **Bedroom 4** 9' 0" x 10' 8" (2.74m x 3.25m)

Another double room with built in wardrobe, radiator and double glazed window to the rear.

#### **Family Bathroom** 10' 1" x 5' 10" (3.07m x 1.78m)

Beautifully appointed, fitted with quality 4 piece suite including bath, large tiled shower cubicle with drench shower head, wash basin with cupboard beneath and WC with quartz surface and splash back, bathroom TV, heated towel rail, extractor double glazed window to the rear.

#### **Outside - Front**

The property is approached over a triple width driveway providing ample parking. The garden to the front is laid to lawn.

#### **Double Garage** 18' 9" x 15' 8" (5.71m x 4.77m)

Twin up and over doors, power and lighting, service door to garden, oil fired central heating boiler.

#### **Rear Garden**

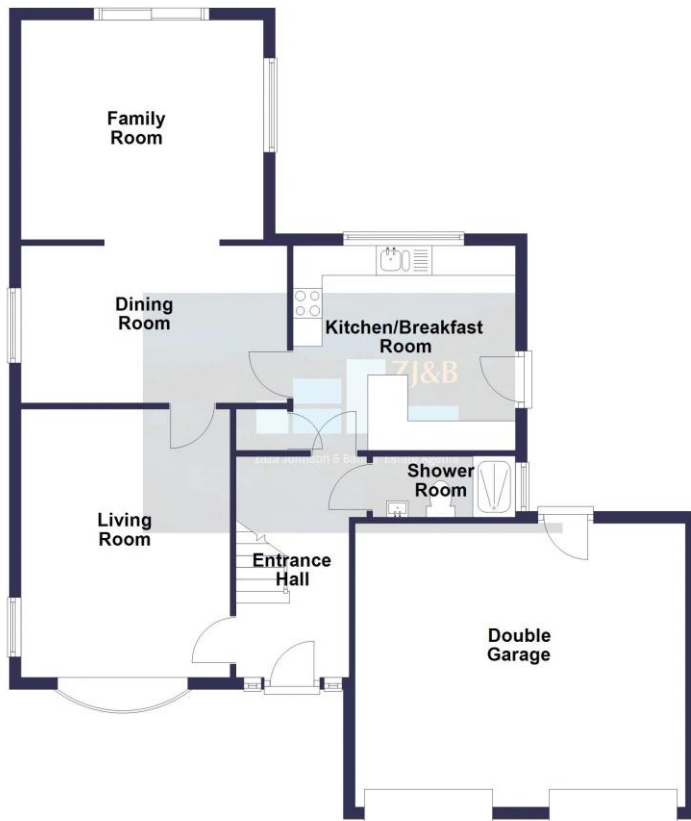
Private enclosed rear garden is a further feature of the property, approached onto a half moon flagged patio with low stone wall retaining raised beds. The majority of the garden is laid to lawn with central rose bed and well established shrub beds and borders. Large aluminium frame green house and shed, raised vegetable beds. The garden is well enclosed by fencing and hedging with gated access to the front.

#### **Council Tax Band E**

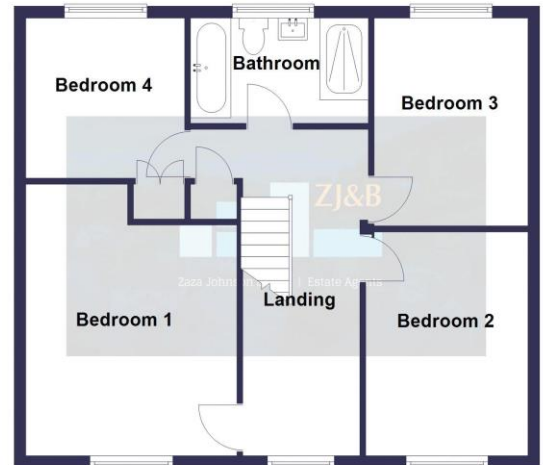
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor



## First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

## FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

### Energy performance certificate (EPC)

2, Miroc Gardens Pwllheli Gwynedd LL55 0RG	Energy rating <b>E</b>	Valid until: 17 January 2028 Certificate number: 0248-2018-7-000-0000-9495
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Property type	Detached house
Total floor area	118 square metres

#### Rules on letting this property

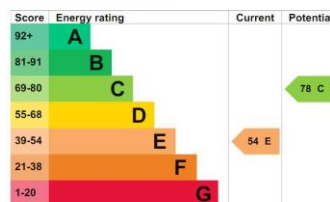
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-rental-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rental-properties>).

#### Energy rating and score

This property's energy rating is E, it has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**