



21 Linley Avenue, Pontesbury, Shrewsbury, Shropshire, SY5 0TQ

£250,000

A Spacious 3 bedroom semi detached home in need of some improvements throughout situated in a pleasant village location offering many amenities. Accommodation includes Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Ground Floor Shower Room, 3 Bedrooms, and Shower Room on the First Floor, Established Gardens and Driveway.
No Upward Chain.



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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

Recessed entrance porch, uPVC double glazed entrance door.

Entrance Hall

Staircase leading to First Floor Landing.

Living Room 17' 4" x 11' 11" (5.28m x 3.63m)
Brick built fireplace with electric fire, electric storage heater, double glazed windows to the front and rear.

Dining Room 10' 2" x 9' 11" (3.10m x 3.02m)
Brick fireplace, Dimplex electric heater, double glazed window to the front.

Kitchen 13' 7" x 7' 2" (4.14m x 2.18m)
Fitted with base and eye level units, work surface with inset stainless steel sink unit, tiled splash back, built in electric hob and oven, quarry tile floor, Dimplex heater, double glazed window overlooking garden. Door to Pantry and Rear Porch.

Pantry 6' 10" x 2' 4" (2.08m x 0.71m)

Rear Porch

Access to Shower Room, Utility Room & Rear Garden.

Shower Room

Fitted with tiled shower cubicle, wash basin, WC, electric heater.

Utility Room 9' 9" x 9' 1" (2.97m x 2.77m)

First Floor Landing

Built in cupboard housing hot water cylinder, access to loft space.

Bedroom 1 11' 6" x 13' 6" (3.50m x 4.11m)
max
Over stairs storage cupboard, double glazed window to the front overlooking the green.

Bedroom 2 12' 0" x 8' 11" (3.65m x 2.72m)
Dimplex electric heater, double glazed window with similar aspect to Bedroom 1.

Bedroom 3 8' 9" x 8' 1" (2.66m x 2.46m)
Double glazed window to the rear.

Shower Room

Fitted with 3 piece suite including tiled shower cubicle, wash basin, WC, double glazed window to the rear.

Outside - Front

The property is approached through double gates onto a driveway providing parking. The front garden is well stocked with a variety of shrubs and area of lawn.

Rear Garden

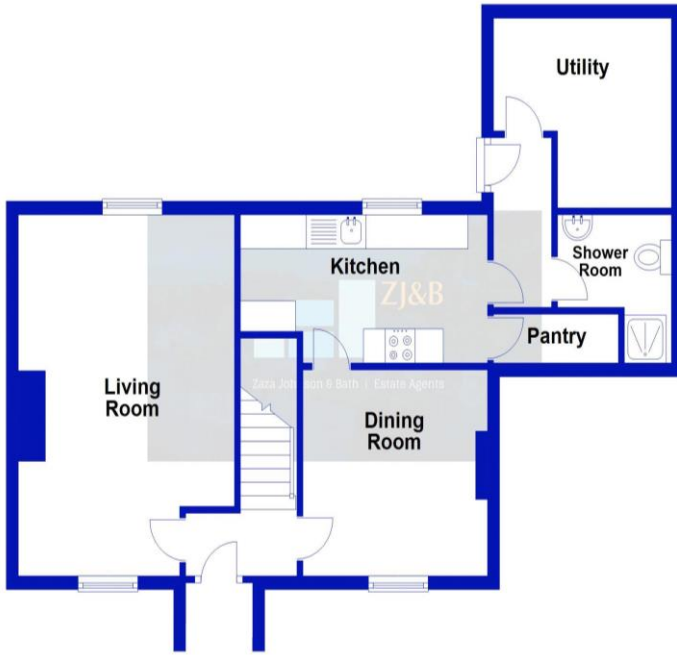
A well established garden laid mainly to lawn with well stocked shrub borders and selection of trees. Timber greenhouse and garden shed.

Council Tax Band B

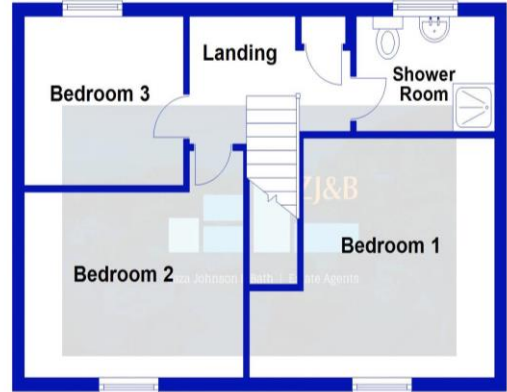
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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.
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

21 Linley Avenue Pontesbury SHREWSBURY SY5 6TG	Energy rating	Valid until:	30 August 2034
	E	Certificate number:	0340-2850-4480-2474-1145

Property type: Semi-detached house
Total floor area: 100 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	59 E	
21-38	F		
1-20	G		



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