



Ferndale, Lower Road, Pontesbury Hill, Pontesbury, Shrewsbury, Shropshire, SY5 0YH

Offers in the Region Of £395,000

This unique 3 bedroom detached house enjoys an enviable setting on Pontesbury Hill and provides appealing accommodation over three floors. The Ground Floor Provides: Dining Room, Kitchen/Breakfast Room, Utility Room. The Generous First Floor Living Room Offers Attractive Views And Opens Onto Private Garden To The Rear. Also On This Floor Is The Main Bedroom With En-suite Shower And Bathroom. 2 Further Double Bedrooms And WC Are Located On 2nd Floor. GCH, DG, Garage. No Upward Chain. Must Be Seen.



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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

Storm porch, double glazed entrance door.

Dining Room 11' 0" x 10' 2" (3.35m x 3.10m)

Double glazed window to the front, radiator, built in under stairs cupboard. Staircase leads to First Floor Living Room.

Kitchen/Breakfast Room 11' 2" x 10' 2" (3.40m x 3.10m)

Good range of cream fronted units with laminated work tops and deep tiled surround, inset glazed enamel sink, attractive tiled flooring, window to the front, ample space for appliances and table, plinth heater.

Utility Room 7' 10" x 7' 5" (2.39m x 2.26m)

Range of units to match the Kitchen and matching tiled flooring, inset enamel glazed sink unit, radiator, windows to the front and rear, double glazed doors to the front and rear.

Living Room 21' 5" x 11' 1" (6.52m x 3.38m) max

A most attractive First Floor Living Room with double glazed French doors leads onto rear garden and double glazed window to the front, providing excellent natural lighting and open aspects, 2 radiators, ornamental fireplace.

Hall

Oak flooring, radiator, double glazed window and door to the rear, cupboard housing gas fired combination central heating boiler, staircase leads to Second Floor Landing.

Bedroom 1 10' 7" x 9' 3" (3.22m x 2.82m)

Radiator, double glazed window to the front with views over open countryside, twin double fitted wardrobes.

En-suite Shower Room

Fitted with tiled shower cubicle, radiator, double glazed window.

Bathroom

Fitted with white 3 piece suite providing bath with mixer tap and shower attachment, wash

basin and WC, fully tiled to 2 1/4 walls, heated towel rail, double glazed window, extractor.

Second Floor Landing

WC

Fitted with wash basin and WC, tiled shelf and Velux double glazed skylight.

Bedroom 2 12' 0" x 11' 3" (3.65m x 3.43m)

Radiator, 2 double glazed side windows and large double glazed dormer window with glorious views to the west over open countryside, useful under eaves storage.

Bedroom 3 12' 0" x 7' 9" (3.65m x 2.36m)

Radiator, double glazed side window with outlooks towards the village with church in the distance, dormer window with similar views to Bedroom 2, useful under eaves storage.

Outside - Front

Driveway provides parking for at least 3 cars and access to Garage. The front garden provides a variety of beds and borders, steps to the side lead up to the rear garden.

Garage 14' 9" x 8' 9" (4.49m x 2.66m)

Up and over door and power supply.

Rear Garden

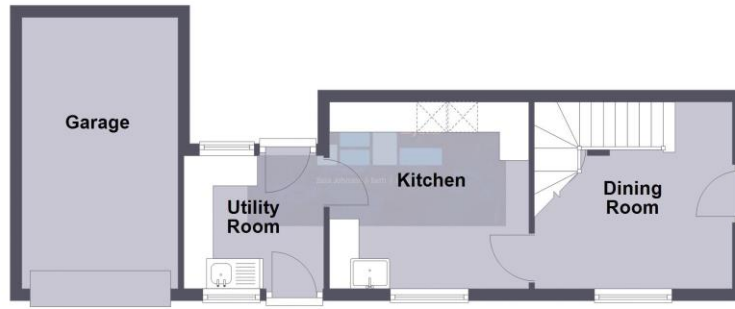
Approached onto a patio with paved sun terrace to one side, stone wall retains lawns and beds, selection of shrubs and trees. The garden is enclosed by fencing and hedging providing excellent privacy. Steps lead down to the Utility Room providing an additional entry point to the property.

Council Tax Band D

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



Second 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

27/09/2024, 09:33

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

Fawcett Lower Road Porthmerry Hill Southampton SO15 0JH	Energy rating D	Valid until: 25 September 2034 Certificate number: 8834-3321-6400-0340-2226
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Property type: Detached house

Total floor area: 73 square metres

Rules on letting this property

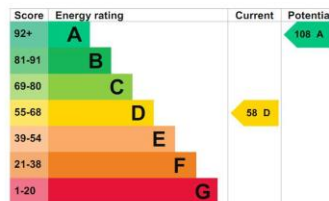
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-guide-to-letting-property-minimum-energy-efficiency-standards>).

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8834-3321-6400-0340-2226>

1/5



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