



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

Offers in the Region Of £295,000

A well maintained 3 bedroom semi detached house located in the popular village of Pontesbury within easy access of Shrewsbury and link roads. The accommodation includes Entrance Hall, Living Room, Kitchen/Dining Room, Conservatory, Utility Room, WC, 3 Bedrooms, Bathroom, Good Size Front and Rear Gardens, GCH, DG.
No Upward Chain. Early Viewing Recommended.



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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

uPVC double glazed entrance door.

Entrance Hall 11' 8" x 5' 11" (3.55m x 1.80m)
Carpet, radiator, double glazed window to the side, carpeted staircase leads to First Floor Landing.

Living Room 19' 2" x 11' 2" (5.84m x 3.40m)
Parquet flooring, 2 radiators, dual aspect double glazed windows to the front and rear, brick fireplace with tiled earth and fuel effect gas fire inset.

Kitchen/Dining Room 12' 9" x 11' 7" (3.88m x 3.53m)
Fitted with cream fronted units with wood effect laminate work tops, inset 1 1/2 bowl sink unit, tiled splash back, integrated dishwasher, filter hood, radiator, quarry tile flooring, built in pantry, double glazed window to the side, extractor fan, double doors to Conservatory, door to Utility Room.

Conservatory 12' 2" x 11' 3" (3.71m x 3.43m)
Of brick and uPVC double glazed construction with composite pitched roof, ceiling light/fan, under floor heating, French doors lead to rear garden.

Utility Room 8' 6" x 5' 9" (2.59m x 1.75m)
Tiled flooring, double glazed window overlooking rear garden, double glazed door to the rear.

WC 8' 5" x 2' 7" (2.56m x 0.79m)
Fitted with wash basin and WC, radiator, double glazed window to the front, electric shaver socket.

First Floor Landing 9' 10" x 3' 0" (2.99m x 0.91m)
Double glazed window to the front, carpet, access to loft space.

Bedroom 1 12' 0" x 11' 2" (3.65m x 3.40m)
Carpet, double glazed window to the rear, radiator.

Bedroom 2 11' 8" x 9' 0" (3.55m x 2.74m)
Carpet, radiator, double glazed window to the rear, built in storage cupboard housing gas central heating boiler and hot water cylinder.

Bedroom 3 11' 2" x 6' 10" (3.40m x 2.08m)
Carpet, radiator, double glazed window to the front.

Bathroom 8' 3" x 6' 0" (2.51m x 1.83m)
Fitted with 3 piece suite including bath with electric shower over and tiled surround, WC, wash basin, towel radiator, double glazed window to the side, extractor fan.

Rear Garden

The property sits in a delightful position with a good size garden. Approached onto a paved patio with steps leading down to good size garden mainly laid to lawn and enclosed by hedging. Raised beds to the rear and shrub beds to the side, space for sheds. Pathway to the side provides access to the front of the property.

External - Front

Neat front garden with lawn to the side, concrete pathway leads to entrance door. Sleepers retain gravel beds to the front and shrub beds to the side. Enclosed by fencing and hedging.

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**



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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

6 Linley Avenue Pontesbury SHREWSBURY SY5 0TQ	Energy rating	Valid until:	10 October 2034
	C	Certificate number:	8434-8820-9409-0340-2292

Property type: Semi-detached house
Total floor area: 106 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 C. It has the potential to be B.

[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	69 C	83 B
55-68	D		
39-54	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