



16 Brook Road, Pontesbury, Shrewsbury, Shropshire, SY5 0QZ

£319,995

A spacious 2 bedroom detached bungalow situated in the popular village of Pontesbury, within easy access of Shrewsbury and link roads. The property offers well maintained accommodation including a new fitted Kitchen (2023), Living Room opening into Dining Room, 2 Double Bedrooms, Wet Room, Garage with electric roller door, Driveway and Garden. GCH, DG.



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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

Ceramic tile floor, built in cupboard, radiator, door to Inner Hall.

Living Room

Feature electric fireplace with wooden surround, radiator, double glazed window, archway to

Dining Room

Radiator, feature panelling, ceramic tile floor, double glazed window to the front, door to

Kitchen

Attractively fitted with grey and stainless steel units with laminate work tops, 1 1/2 bowl sink unit with mixer tap, tiled splash back,, integrated induction hob with filter hood above, oven and grill and microwave, plumbing for washing machine, pantry cupboard, door to garden, radiator, door to Inner Hall.

Inner Hall

Access to Bedrooms and Bathroom.

Bedroom 1

Radiator, double wardrobe, double glazed window to the rear.

Bedroom 2

Radiator, double wardrobe, double glazed window to the rear.

Wet Room

Chrome shower unit, wash basin, WC, towel radiator, double glazed window.

Outside - Front

The property is approached over a pressed concrete driveway providing parking and access to Garage. Lawn to one side

Garage

Electric roller door, power and lighting, service door to the rear.

Rear Garden

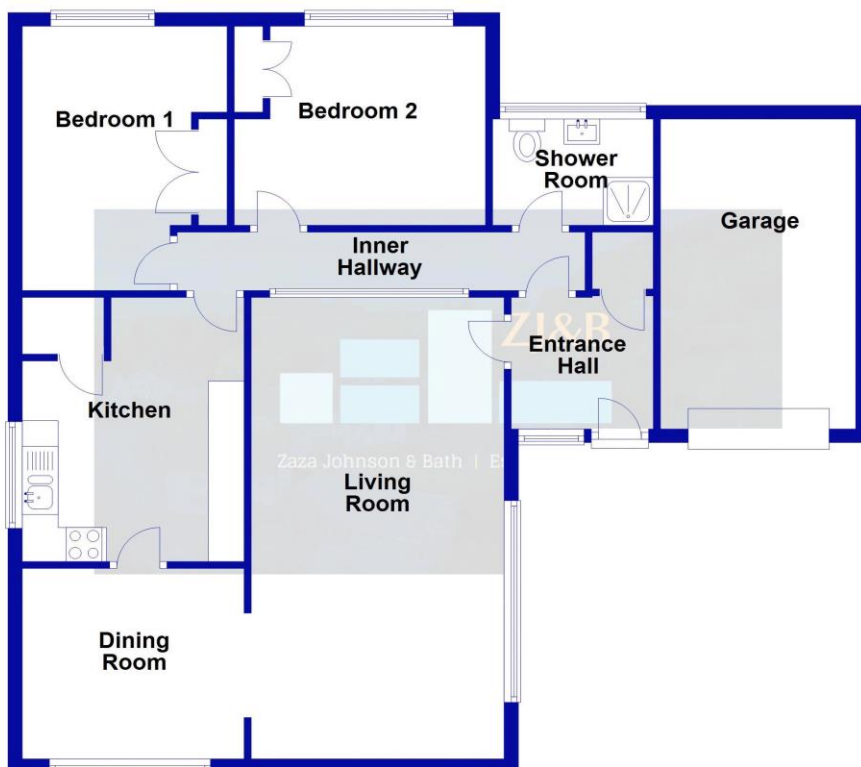
Well kept, low maintenance garden, laid mainly to lawn and enclosed by timber fencing.. Bin store area, timber garden shed.

Council Tax Band C

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



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

16 Brook Road, Pontesbury, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

08/07/2024, 16:25

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

English | [Cymraeg](#)

Energy performance certificate (EPC)

16 Brook Road Pontesbury Shrewsbury SY5 1QD	Energy rating E	Valid until: 16 May 2027
		Certificate number: 9156-5015-7255-5013-7930

Property type: Detached bungalow

Total floor area: 91 square metres

Rules on letting this property

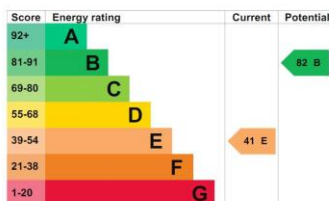
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is E. 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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9156-5015-7255-5013-7930>

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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