



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



39a Linley Avenue, Pontesbury, Shrewsbury, Shropshire, SY5 0TL

£375,000

An individually designed 3 bedroom detached village property offering attractive spacious accommodation including Entrance Hall, WC, Living Room, Kitchen/Dining Room, Utility Room, Ground Floor Bedroom and Shower Room, 2 First Floor Bedrooms, En-suite Bathroom and Shower Room. GCH, DG, Garage, Low Maintenance Garden. Situated close to the heart of this popular village with excellent amenities. No Upward Chain. Early Viewing recommended.



39a Linley Avenue, Pontesbury, Shrewsbury, Shropshire, SY5 0TL

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

Canopied storm porch, wooden entrance door with glazed inset to

Entrance Hall

Radiator, double glazed front window. Staircase leads to First Floor Landing.

Cloakroom

Ceramic tile floor, white 2 piece suite including wash basin with cupboard beneath, WC, half tiled walls, radiator, extractor fan.

Living Room 14' 7" x 14' 4" (4.44m x 4.37m)

Feature ornamental fire surround with inlay and tiled hearth, cast iron glass fronted multi fuel stove, radiator, wall and ceiling lights, 2 double glazed windows overlooking Garden, double glazed french doors lead onto Garden.

Kitchen/Dining Room 14' 3" x 11' 2" (4.34m x 3.40m)

Fitted with range of cream fronted units, integrated dishwasher, electric double oven and 4 ring hob, solid wooden work tops, inset Belfast style 1 1/2 bowl sink unit with mixer tap, tiled surround to work areas, Ariston gas fired central heating boiler, tiled floor, radiator, coving, double glazed front window, door to

Utility Room 6' 11" x 4' 11" (2.11m x 1.50m)

Wood style laminated work surface, matching cream base and eye level cupboards, extractor fan, wooden double glazed door to the side.

Ground Floor Bedroom 11' 1" x 12' 9" (3.38m x 3.88m)

Radiator, built in double wardrobe, double glazed window overlooking rear Garden.

En-suite Shower Room

Spacious room with 3 piece suite including fully tiled shower cubicle with electric shower unit, wash basin set with cupboard beneath, WC, half tiled to remaining walls, tiled floor, double glazed window, extractor fan.

First Floor Landing

Bedroom 1 19' 10" x 12' 2" (6.04m x 3.71m)

Radiator, double glazed dormer window to the front, door to useful walk in 'L' shaped wardrobe with radiator and Velux double glazed skylight.

En-suite Shower Room

Fully tiled walls, chrome ladder style radiator/towel rail, Velux double glazed skylight, useful under eaves storage, 3 piece suite including fully tiled shower cubicle with electric shower unit, wash basin with cupboard and drawers beneath, WC.

Bedroom 2 11' 3" x 7' 5" (3.43m x 2.26m)

Radiator, double glazed dormer window to the front, loft access.

En-suite Bathroom

Attractively fitted with contemporary white 3 piece suite including bath with mixer tap, wash basin with cupboard beneath, WC, chrome ladder style radiator/towel rail, shaver socket/strip light, Velux double glazed skylight.

Outside - Front

The property is approached through gates leading onto Tarmacadam driveway providing ample parking and turning space. Front garden is laid to lawn with low brick wall to the front with hedge and fencing to either side, external lighting point. Pathway to the side of the property with external lighting point leads to the rear.

Brick Built Garage 17' 3" x 9' 11" (5.25m x 3.02m)

With up and over door, service door to rear garden.

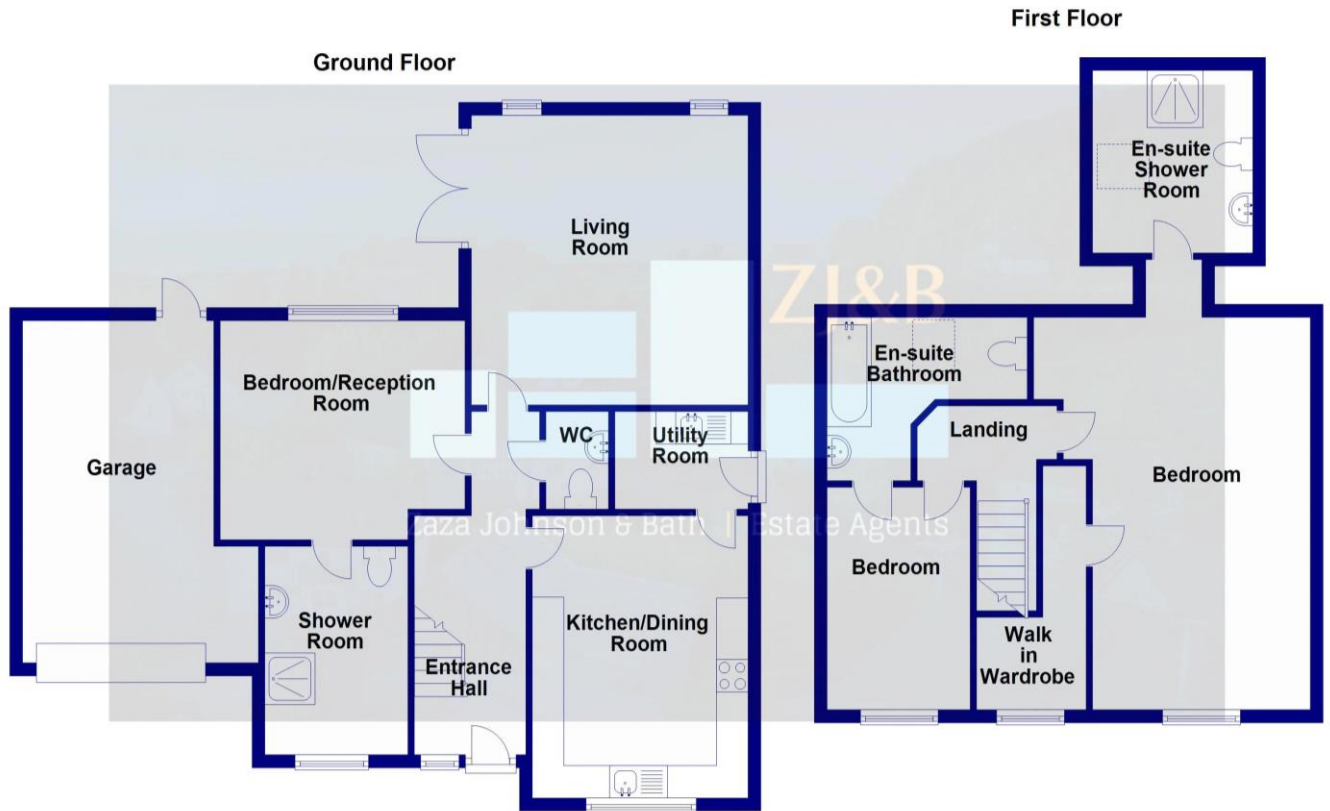
Rear Garden

Approached onto extensive paved patio, the majority of the garden laid to lawn with deep square bed to one side, timber built store, external lighting, enclosed by fencing and hedging.

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**



39a Linley Avenue, Pontesbury

FLOOR PLANS FOR GUIDANCE ONLY

07/03/2025, 15:15 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

Energy performance certificate (EPC)

39a Linley Avenue Pontesbury Shropshire SY5 0TL	Energy rating C	Valid until 12 January 2027
		Certificate number 8933-7429-4790-6942-0996

Property type Detached house

Total floor area 129 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 \(https://www.gov.uk/guidance/renting-properties-which-require-property-energy-efficiency-standards\)](https://www.gov.uk/guidance/renting-properties-which-require-property-energy-efficiency-standards)

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](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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/8933-7429-4790-6942-0996>



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