



**Zaza Johnson & Bath**  
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



## **14 Mount Way, Pontesbury, Shrewsbury, Shropshire, SY5 0RB**

### **Offers in the Region Of £415,000**

A beautifully presented 4 bedroom detached house located in this popular village with excellent local amenities and within easy access of Shrewsbury and link roads. The accommodation includes Entrance Porch, Entrance Hall, Living Room, Study/Bedroom 5, Fabulous Kitchen/Dining Room, Large Utility Room, Wet Room, 4 Good Size Bedrooms, Fantastic 4 piece Bathroom, Carport, Driveway, Well Presented Gardens. GCH, DG.  
Early Viewing Is Recommended.



## 14 Mount Way, Pontesbury, Shrewsbury, Shropshire, SY5 0RB

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

Double glazed composite entrance door.

### Entrance Porch 5' 5" x 6' 11" (1.65m x 2.11m)

Useful built in double cloaks cupboard, double glazed window to the side, tiled flooring.

### Entrance Hall 10' 7" x 6' 5" (3.22m x 1.95m)

Radiator, staircase leading to First Floor Landing.

### Living Room 21' 2" x 10' 10" (6.45m x 3.30m)

A light, good size room with double glazed window to the front and double glazed patio doors leading onto rear garden, recessed fireplace, 2 radiators.

### Study/Bedroom 5 10' 7" x 5' 0" (3.22m x 1.52m)

Radiator, double glazed window to the front.

### Kitchen/Dining Room 24' 6" x 11' 6" (7.46m x 3.50m)

A really lovely, well planed room. The Kitchen is beautifully fitted with cream fronted units with solid wood work tops, inset 1 1/2 bowl sink unit, matching island unit incorporating a breakfast bar, glass fronted wall units, space for range cooker with filter hood above, tiled splash to work areas, integrated dishwasher, space for American style fridge/freezer. Wooden flooring, spot lights, double glazed window overlooking rear garden, double glazed door to the rear, radiator, useful under stairs storage cupboard, door to Utility Room and door to Carport.

### Utility Room 9' 11" x 8' 1" (3.02m x 2.46m)

A generous room fitted with base and eye level units, laminate work top, inset sink unit, space and plumbing for washing machine, tiled flooring.

### Wet Room 4' 10" x 7' 8" (1.47m x 2.34m)

Fully tiled walls and flooring, wall mounted shower unit, wash basin and WC, heated towel rail, double glazed window to the side.

### First Floor Landing 6' 1" x 9' 8" (1.85m x 2.94m)

### Bedroom 1 13' 4" x 10' 10" (4.06m x 3.30m)

Radiator, double glazed window overlooking rear garden.

### Bedroom 2 9' 2" x 11' 1" (2.79m x 3.38m)

Radiator, double glazed window to the front, built in double wardrobe with mirror fronted sliding doors.

### Bedroom 3 11' 10" x 8' 11" (3.60m x 2.72m)

Another double room with radiator, double glazed window to the front.

### Bedroom 4 10' 0" x 7' 0" (3.05m x 2.13m)

Radiator, double glazed window to the rear.

### Bathroom 8' 11" x 5' 10" (2.72m x 1.78m)

A fabulous bathroom fitted with 4 piece suite, fully tiled walls and flooring, fitted with spa bath with mixer tap and shower attachment, WC and wash basin set to attractive vanity unit with storage and drawers below, tiled shower cubicle and heated towel rail.

### Car Port 31' 8" x 8' 11" (9.64m x 2.72m)

### Rear Garden

A most attractive rear garden approached onto a paved patio extending to a pathway leading to a further patio to the rear of the garden. Raised, covered timber decking providing a comfortable seating area, brick edged lawn with established shrub borders and raised beds. The garden is enclosed by timber fencing.

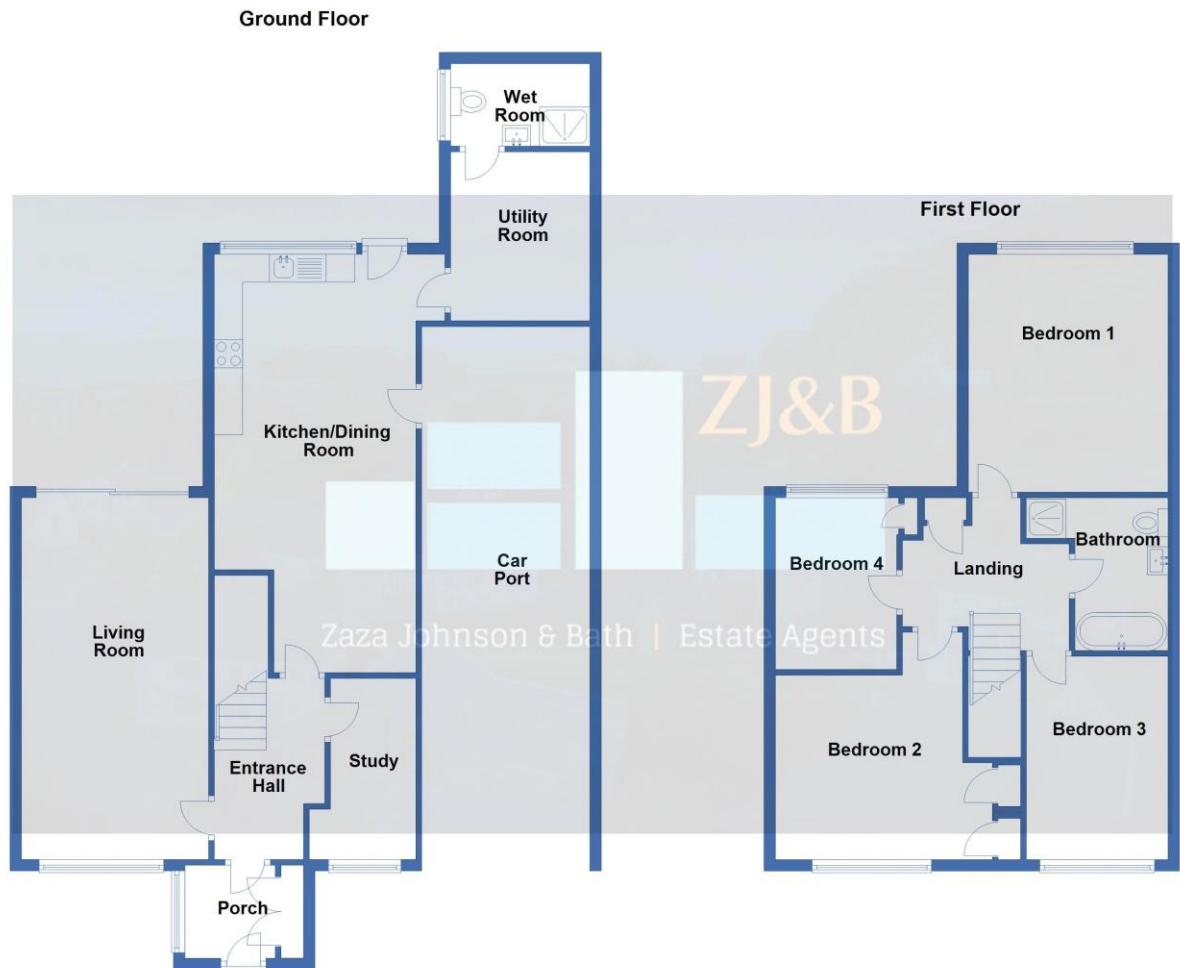
### External - Front

To the front of the property is a neatly kept lawn with driveway along side. A further driveway provides additional parking and access to Carport.

### 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**



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

Energy performance certificate (EPC)			
14 Mount Way Portesbury SHELWICKSURY SY5 0RB	<b>Energy rating</b>  <div style="font-size: 2em; font-weight: bold; background-color: blue; color: white; padding: 5px; display: inline-block;">D</div>	<b>Valid until:</b> 24 March 2035  <b>Certificate number:</b> 2041-3048-7287-1265-2200	
Property type		Detached house	
Total floor area		127 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance).

**Energy rating and score**

This property's energy rating is D. 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current	Potential
64 D	91 B





### **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**