



## 8 Croft Cottages, Pontesbury, Shrewsbury, Shropshire, SY5 0RU

### Offers in the Region Of £288,000

NO UPWARD CHAIN - This 4 bedroom family house is centrally located in the popular village of Pontesbury offering a full range of amenities. The accommodation has been further improved by the present owners and offers: Hall, Large Living Room with wood stove, refitted Kitchen/Dining Room, Utility Room, ground floor Shower Room. On the first floor there are 3 double Bedrooms and attractive fitted Bathroom. Further large double room on the second floor. Front and rear gardens, ample parking. GCH, recently installed double glazing. Viewing recommended.



## **8 Croft Cottages, Pontesbury, Shrewsbury, Shropshire, SY5 0RU**

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 Hall**

Useful under stairs storage cupboard, staircase leading to First Floor Landing.

**Living Room** 14' 4" x 19' 11" max 13' 9" min (4.37m x 6.07/4.19m)

Feature brick fireplace with side shelving and inset Aga wood burner, radiator, 2 double glazed windows to the front and further double glazed window to the side.

**Kitchen/Dining Room** 14' 5" x 13' 9" max 11' 2" min (4.39m x 4.19/3.40m)

The Kitchen has been fully refitted by the present owners with a range of grey fronted units with wood effect laminated work tops, inset 1 1/2 bowl sink with decorative pattern tile splash backs, integrated electric double oven, 5 ring gas hob with filter hood above, plinth lighting, sunken lighting, double glazed window overlooking rear garden, double glazed door to rear garden.

**Utility Room** 7' 8" x 6' 1" (2.34m x 1.85m)

Fitted with base and eye level cupboards, laminated work tops, inset sink unit, wall mounted Worcester gas central heating boiler, double glazed window to the rear.

### **Shower Room**

Fitted with 3 piece suite providing corner shower cubicle, wash basin with cupboard beneath, WC, extractor, double glazed side window.

### **Spacious First Floor Landing**

Radiator, door to Inner Landing.

**Bedroom 1** 11' 2" x 10' 2" (3.40m x 3.10m)

Radiator, built in wardrobe, double glazed window to the front.

**Bedroom 2** 13' 9" x 7' 2" (4.19m x 2.18m)

Radiator, double glazed window to the rear.

### **Bathroom**

Beautifully appointed with 3 piece suite providing 'P' shape bath, wash basin set to stand cupboard beneath, WC, extensive tiled wall areas, heated towel rail, extractor, double glazed rear window.

**Bedroom 3** 9' 5" x 8' 10" (2.87m x 2.69m)

Radiator, double glazed window to the front.

### **Inner Landing**

Staircase leads to Second Floor.

### **Second Floor**

**Bedroom 4** 16' 4" x 9' 5" min (4.97m x 2.87m)

Vaulted ceiling, radiator, Velux double glazed skylight enjoying views across the village.

### **Outside - Front**

Tarmac driveway providing parking and further gravel hardstanding for addition parking. The front garden is laid to lawn with central pathway.

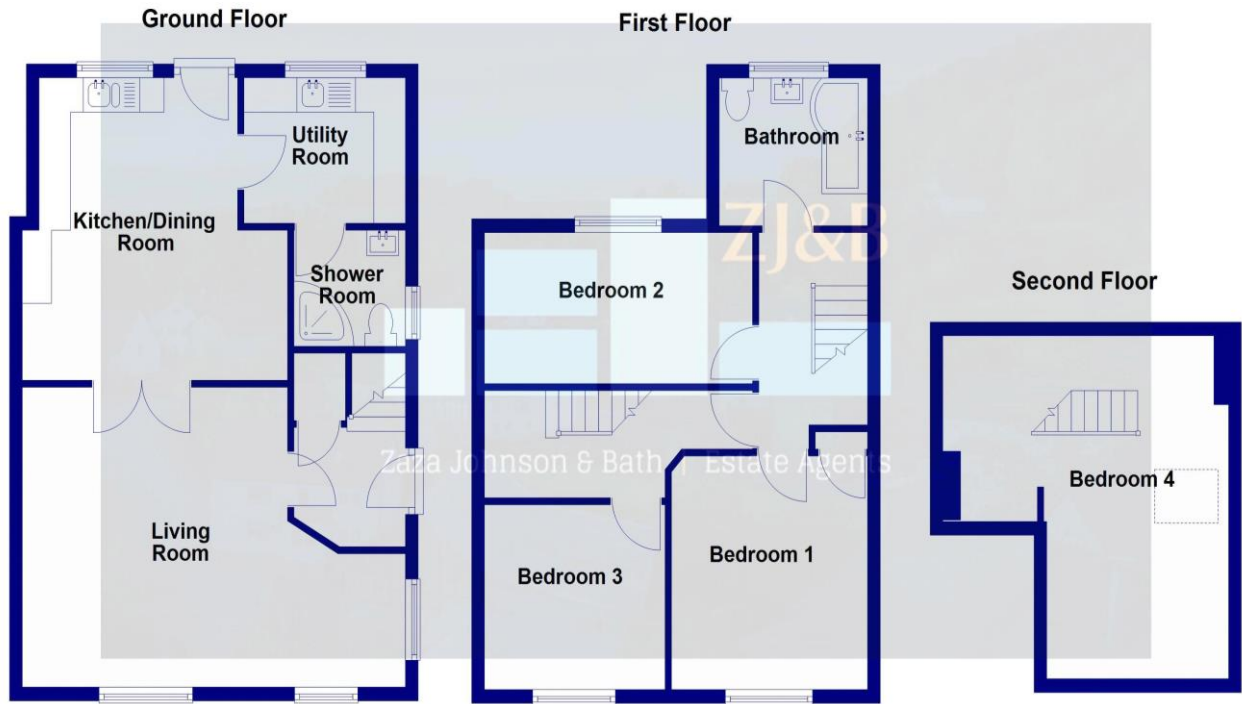
### **Rear Garden**

Designed for easy maintenance, approached onto a large paved patio, large timber shed and log store. Enclosed by fencing with gated access to the front.

### **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**



### 8 Croft Cottages, Pontesbury

## FLOOR PLANS FOR GUIDANCE ONLY

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## Energy performance certificate (EPC)

8 Croft Cottages Pontesbury SHREWSBURY SY5 0RU	Energy rating	Valid until:	9 July 2035
	<b>D</b>	Certificate number:	5535-8523-3500-0043-2206

Property type: End-terrace house

Total floor area: 70 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 D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)





### **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**