



Zaza Johnson & Bath
Estate Agents

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Airlie, Chapel Street, Pontesbury, Shrewsbury, Shropshire, SY5 0RJ

£475,000

A spacious, comfortable family home located in this popular village, with good local amenities, on the outskirts of Shrewsbury and with easy access to the A5 and M54.

The accommodation includes Entrance Porch, Entrance Hall, Living Room, Kitchen/Breakfast Room, Dining Room, Conservatory, Utility, Cloakroom/WC, Study/Family Room, Garage, 4 Bedrooms, En-suite Bathroom, Main Bathroom, DG, GCH, Driveway and attractive Gardens. 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, with side windows.

Entrance Porch 5' 0" x 6' 6" (1.52m x 1.98m)

Tile effect vinyl flooring.

Entrance Hall 11' 5" x 6' 6" (3.48m x 1.98m)

Wood effect laminate flooring, carpeted staircase leads to First Floor Landing, under stairs storage cupboard, radiator.

Living Room 17' 9" x 14' 4" (5.41m x 4.37m)

Wood effect laminate flooring, double glazed bay window to the front, 2 radiators, fireplace with wooden mantle and marble style hearth with coal effect gas fire inset.

Dining Room 11' 3" x 10' 11" (3.43m x 3.32m)

Wood effect laminate flooring, radiator, double glazed French doors to Conservatory, opening to large Kitchen/Breakfast Room.

Conservatory 12' 5" x 10' 3" (3.78m x 3.12m)

Double glazed constructions with windows and French doors leading onto rear garden, tiled flooring, radiator.

Kitchen/Breakfast Room 11' 3" x 20' 9" (3.43m x 6.32m)

Fitted with base and eye level units with laminate work tops, inset stainless steel sink unit, tiled splash back, free standing Kenwood range cooker with 5 ring gas hob and double oven below, stainless steel splash back and filter hood above, wood effect laminate flooring, Bosch dishwasher, freestanding Hoover fridge/freezer, double glazed window overlooking rear garden, uPVC French doors open onto rear garden, radiator.

Inner Hall 10' 1" x 2' 9" (3.07m x 0.84m)

Tiled flooring, door to rear garden, doors to Utility, WC and Study.

Utility Room 5' 5" x 6' 10" (1.65m x 2.08m)

Tiled flooring, base units, laminate worktops, space and plumbing for washing machine, large Belfast style sink unit, double glazed window to the side, radiator.

WC 5' 5" x 2' 10" (1.65m x 0.86m)

Tiled flooring, WC, wash basin, radiator, double glazed window, fully tiled walls.

Study 18' 7" x 8' 8" (5.66m x 2.64m)

Previously a double Garage, but has been converted into a versatile room. Recently used as a home gym, but has potential to be a Study/Home Office, Playroom or Sitting Room. Wood effect laminate flooring, radiator, 2 double glazed windows to the side, wall mounted Worcester gas central heating boiler, door to Garage.

Garage 18' 7" x 10' 0" (5.66m x 3.05m)

Up and over door, concrete flooring.

First Floor Landing

Steps lead up to the left to Bedrooms 2, 3, 4 and main Bathroom, airing cupboard and access to loft. Steps to the right lead to the main Bedroom and En-suite.

Bedroom 2 12' 4" x 12' 9" (3.76m x 3.88m)

Wood effect laminate flooring, radiator, double glazed window to the front.

Bedroom 3 10' 10" x 9' 11" (3.30m x 3.02m)

Wood effect laminate flooring, radiator, double glazed window to the rear overlooking rear garden.

Bedroom 4 8' 5" x 8' 7" (2.56m x 2.61m)

Part wood effect laminate flooring, radiator, double glazed window to the front, built in double wardrobe.

Main Bathroom 6' 7" x 9' 11" (2.01m x 3.02m)

Fitted with 4 piece suite including wash basin, WC, bath and corner shower cubicle with electric shower, radiator, tile effect vinyl flooring, double glazed window to the rear, fully tiled walls, shaver socket.

Master Bedroom 1 19' 3" x 9' 10" (5.86m x 2.99m)

Wood effect laminate flooring, double glazed window to the front, feature circular window to the front, radiator.

Large En-suite Bathroom 9' 9" x 9' 11" (2.97m x 3.02m)

Fitted with large corner spa bath, wash basin and WC, double glazed window to the rear.

Rear Garden

Approached onto a stone patio, sleeper steps lead up to a good size area of lawn and further stone patio, shrub and flower beds. Access from both side, enclosed by fencing and hedging. The garden faces south east.

Outside - Front

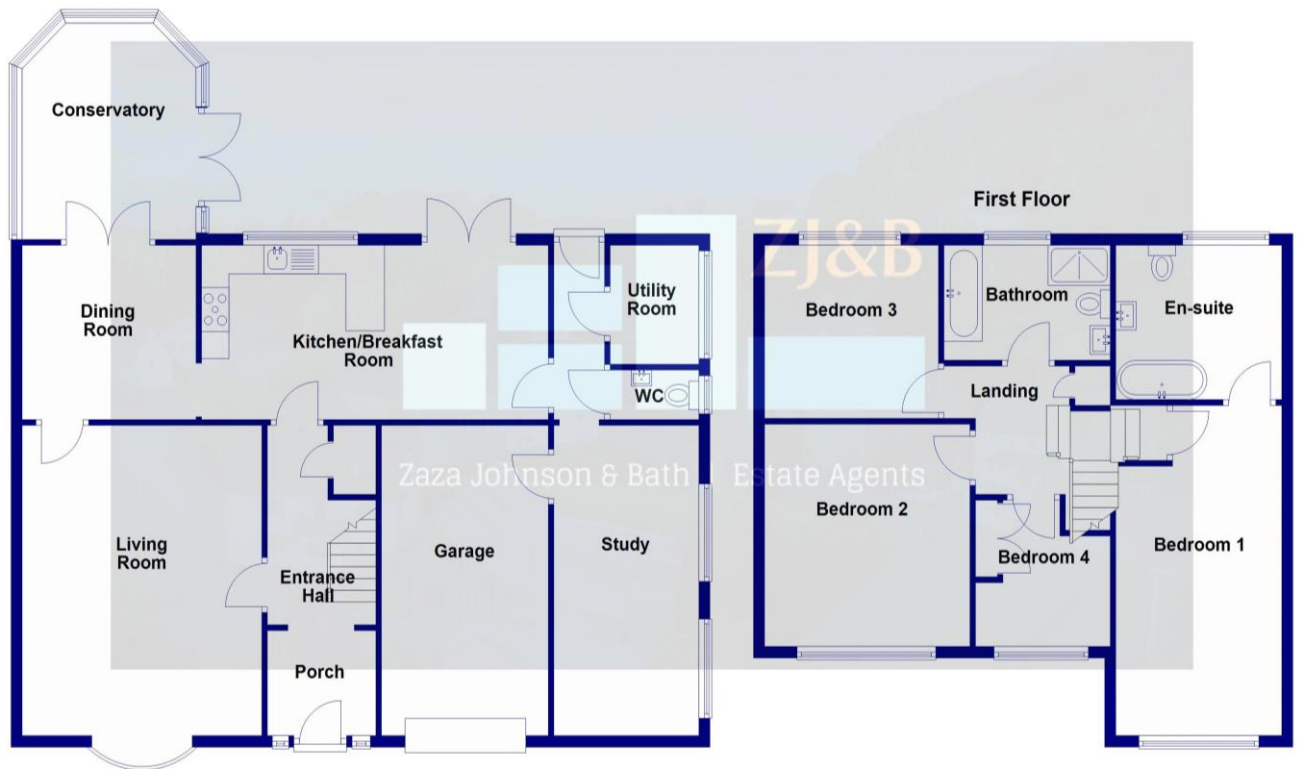
Accessed from Chapel Street on to a block paved driveway providing ample parking and access to Garage. To the front is a small stone bed, hedging and shrub beds. Raised bed and stone wall giving excellent privacy to the front.

Council Tax Band E

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



Airlie, Chapel Street, Pontesbury, Shrewsbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)			
Airlie Chapel Street Pontesbury SHREWSBURY SY5 9JL		Energy rating D	Valid until: 6 August 2035 Certificate number: 0739-3053-3209-0585-4204
Property type		Detached house	
Total floor area		166 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			
Energy rating and score This property's energy rating is D. It has the potential to be C. 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	62 D	74 C
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