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Estate Agents

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1 The Pines, Linley Avenue, Pontesbury, Shrewsbury, Shropshire, SY5 0TE

£293,500

This interesting, modern 3-bedroom semi-detached house exudes a cottage style and is located close to the centre of the popular village of Pontesbury. Enjoying a private corner plot, the accommodation provides: Entrance Hall, WC, Generous Living/Dining Room, appealing Sun Room with vaulted ceiling, Kitchen/Breakfast Room, 3 Bedrooms, 4-Piece Bathroom, GCH, DG, attractive well stocked Gardens. Minutes away from some of Shropshire's finest country walks. Viewing is highly 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

Pitched roof Entrance Storm Porch, double glazed entrance door.

Entrance Hall

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

Cloakroom/WC

Fitted with wash basin with cupboard beneath, WC, radiator, extractor.

Living/Dining Room 15' 10" x 13' 8" (4.82m x 4.16m)

2 radiators, double glazed window to the rear, double glazed French doors to Sun Room.

Kitchen/Breakfast Room 12' 5" x 8' 4" (3.78m x 2.54m)

Fitted with range of contemporary units to 3 wall areas, laminated work tops, inset 1 1/2 bowl sink unit with mixer tap, tiled surround to work areas. Integrated electric double oven, 4 ring gas hob with filter hood above, fridge/freezer, dishwasher and washing machine. Radiator, double glazed window to the front.

Sun Room 11' 4" x 10' 10" (3.45m x 3.30m)

Vaulted ceiling, 2 double glazed skylights and double glazed windows, French doors lead to rear garden.

First Floor Landing

Radiator, access to roof space.

Bedroom 1 11' 11" x 8' 10" (3.63m x 2.69m)

Double glazed window with fine views over St Georges Church grounds to the front. Range of built-in wardrobes and storage cupboards, radiator.

Bedroom 2 10' 8" x 8' 2" (3.25m x 2.49m)

Radiator, double glazed window enjoying open rear aspect.

Bedroom 3 8' 2" x 6' 4" (2.49m x 1.93m)

Radiator, double glazed window with views towards Pontesbury centre and Church.

Bathroom

Fitted with 4-piece suite providing bath with side mixer tap and tiled surround, wash basin set to vanity unit with drawers and cupboard beneath, tiled shower cubicle, WC, tiled flooring, heated towel rail, built-in storage cupboard, double glazed window, extractor.

Outside

The property is set in a choice corner plot enclosed by hedging, wall and fencing. Private front garden is laid to lawn with a selection of trees including apple and pear. Paved patio and useful timber shed. Wide paved pathway to the side leads through to the rear.

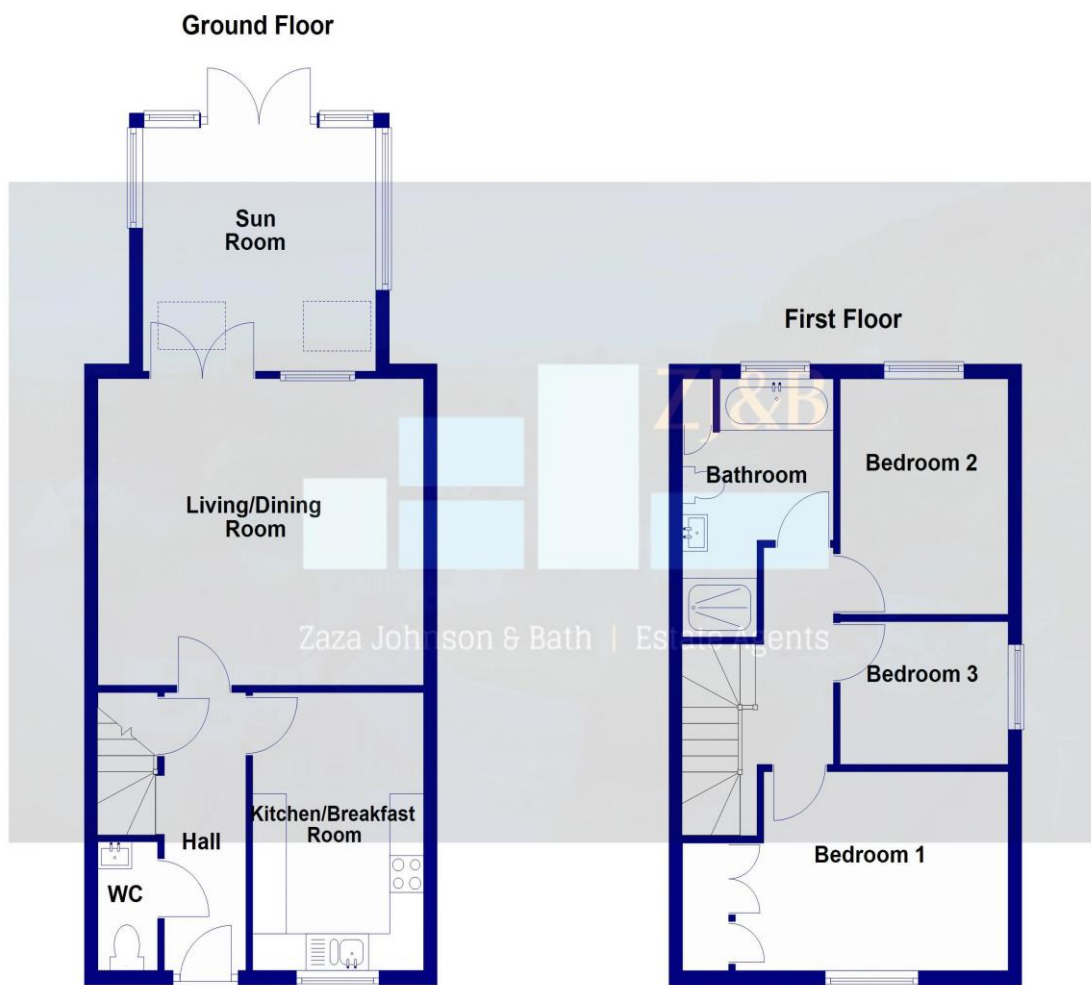
Rear Garden

A delightful rear garden and beautifully maintained. Gravel patio, raised beds and borders with a variety of shrubs and trees. To the rear gated access leads onto a brick paved driveway providing parking for 2 cars.

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**



1 The Pines, Pontesbury

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Energy performance certificate (EPC)

1 The Pines Llwyd Avenue Pontesbury SHREWSBURY SY5 0TE	Energy rating C	Valid until:	6 August 2034
		Certificate number:	0230-3040-0208-4734-7200

Property type Semi-detached house

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/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 C. It has the potential to be B.

[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