



**Earlsgrove, Shrewsbury Road, Pontesbury, Shrewsbury SY5 0QD**

3 bedroom detached house—£375,000 Freehold



# Earls Grove, Shrewsbury Road, Pontesbury, Shrewsbury SY5 0QD

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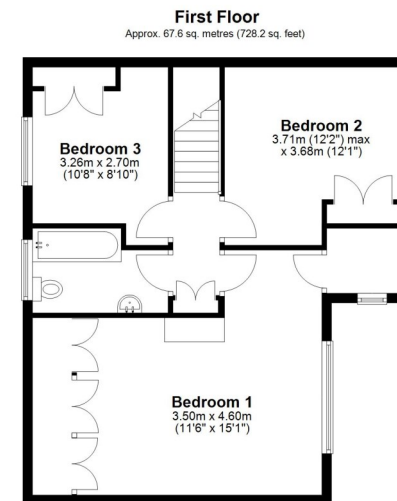
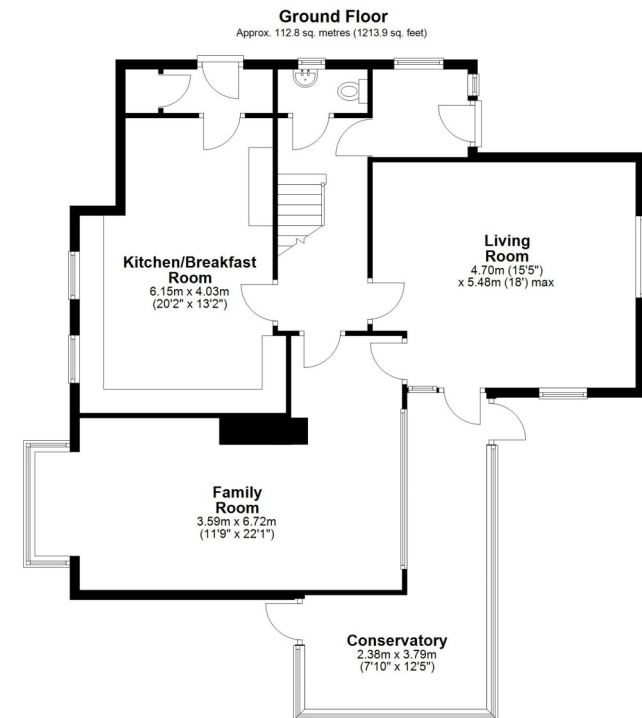
£375,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

An individual and very spacious detached house, well situated on the fringe of this very popular village, with private garden adjoining open countryside and fantastic views towards Pontesford Hill.

## KEY FEATURES

- Entrance porch to hall, with a cloakroom and doors to the reception rooms.
- Very spacious living/dining room and a separate family room with feature fireplace and bay window to rear. In addition to which there is also a sizable Upvc conservatory providing views of Pontesford Hill.
- Kitchen/breakfast room with fitted units and tiled flooring, windows overlooking the rear garden and access to the rear hall and car port.
- Staircase from hall to landing where there are 3 double bedrooms with fitted wardrobes and a family bathroom. The main bedroom also has a dressing area.
- Double glazed windows and oil-fired central heating.
- Double gated access to a private driveway which extends to a car port and the rear of the property where there is a detached garage.
- Good sized front and rear gardens which are laid mainly to lawn with established borders and a large, paved sun terrace. From the rear garden there is also direct gated access to the adjoining fields.
- Great location just a stone's throw from the Mary Webb secondary school, cricket club and a superb village pub/restaurant. The centre of the village is also just a short walk from the property where there are an excellent range of amenities, including a supermarket, takeaways, medical centre and chemist.
- No onward chain.

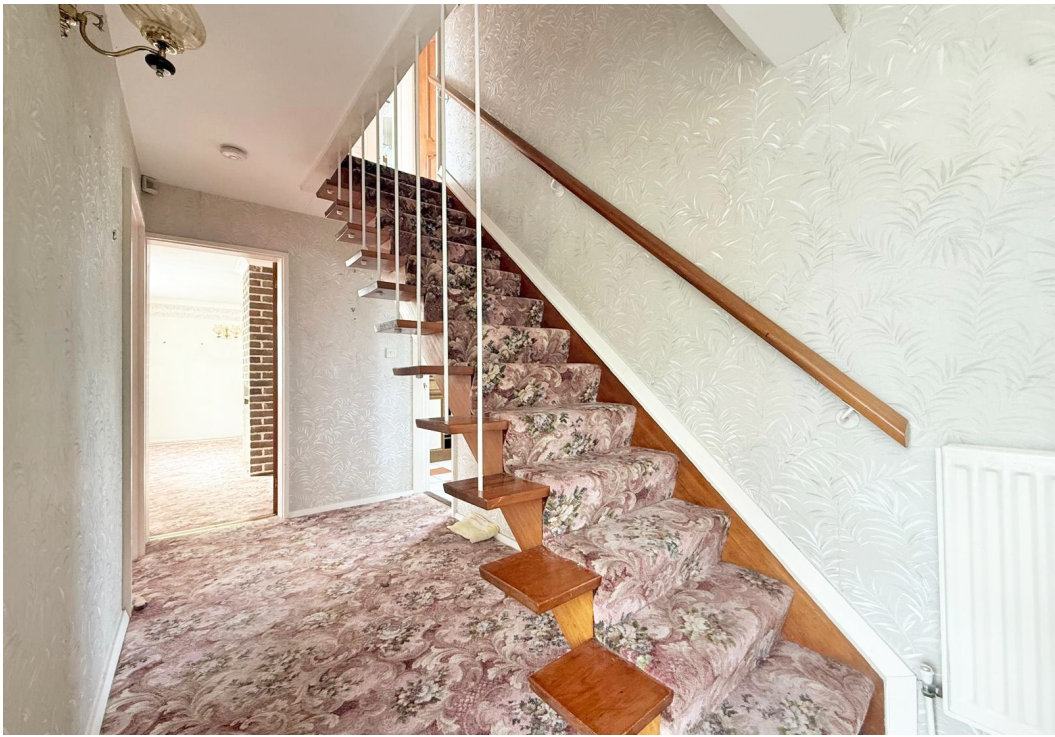


Total area: approx. 180.4 sq. metres (1942.0 sq. feet)















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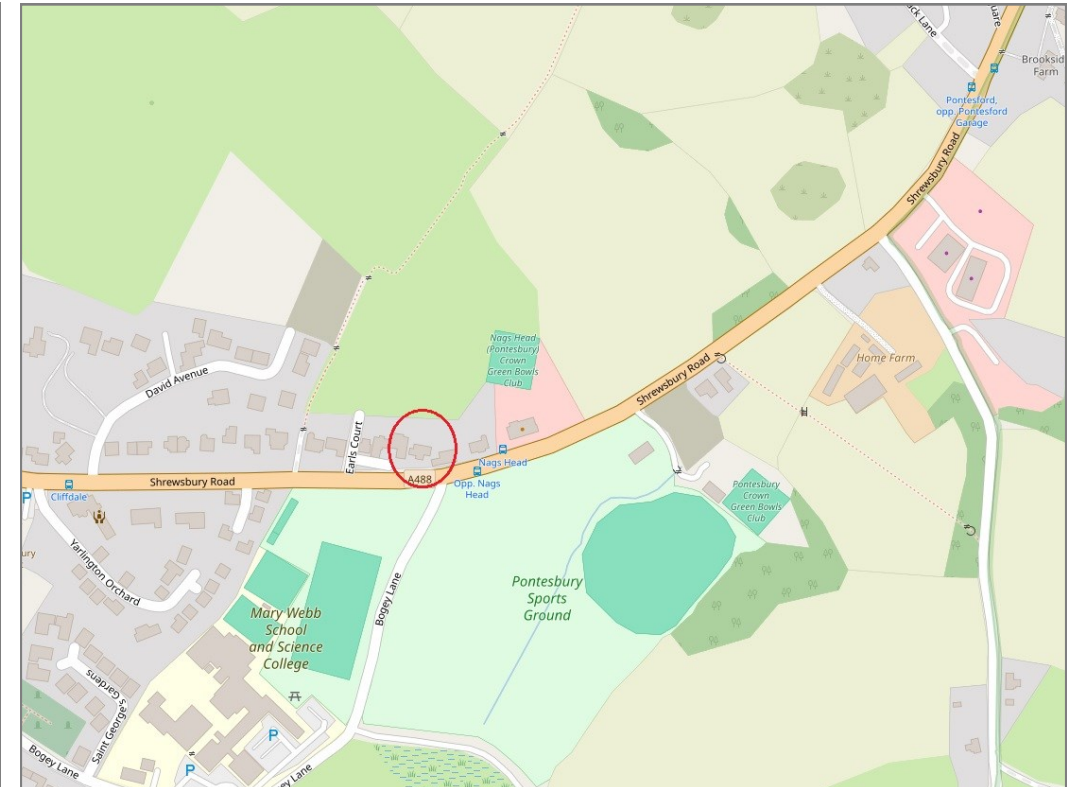
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band F</b>
Services	<b>All mains services are connected</b>
	<b>Heating is oil fired</b>

 **mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

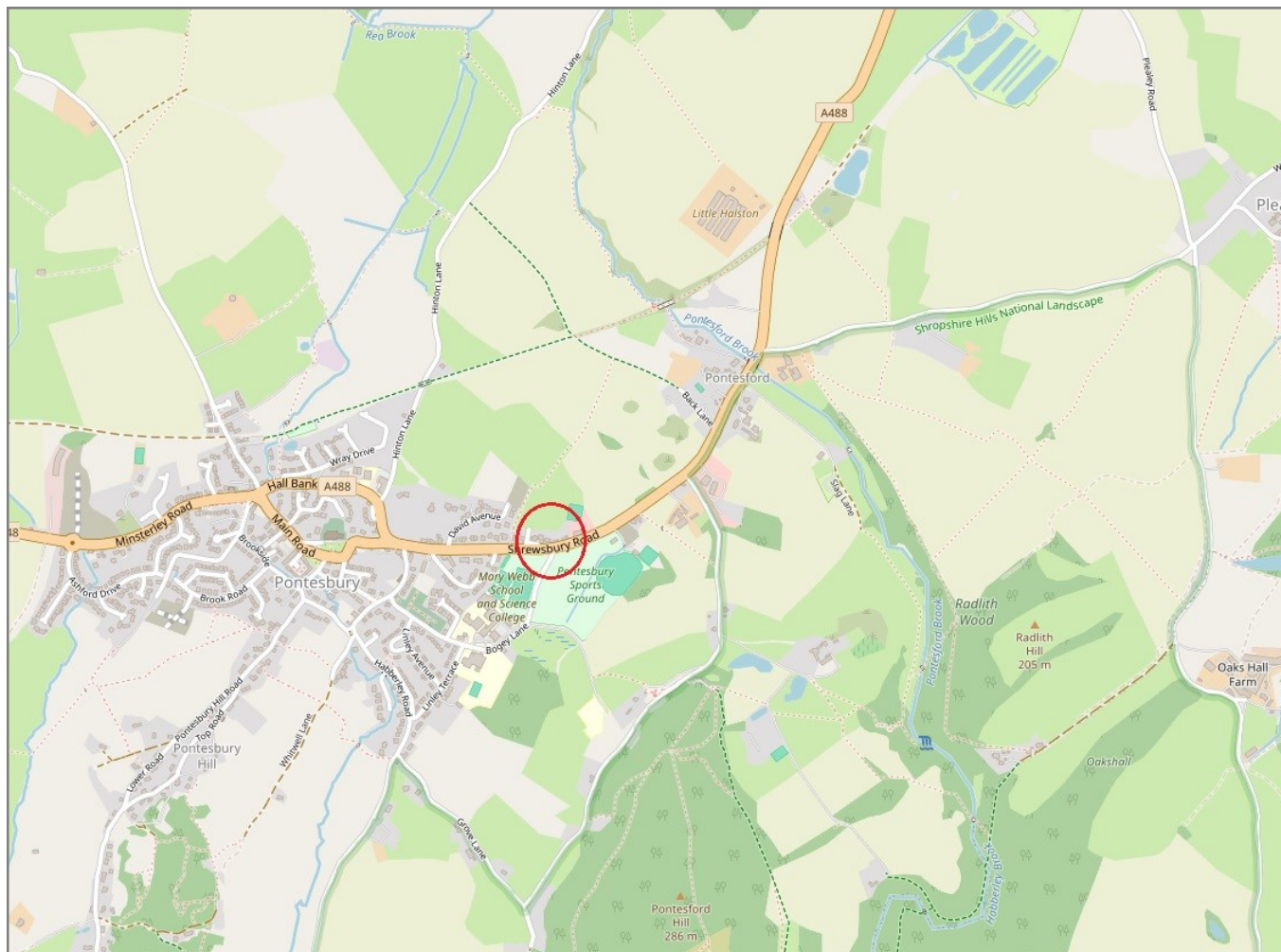
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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