SAMUEL WOOD

18 Yarlington Orchard, Pontesbury, Shrewsbury, Shropshire, SY5 0SE

Offers In The Region Of £400,000

18 Yarlington Orchard

Pontesbury, Shrewsbury, Shropshire, SY5 0SE

4 2 2 C

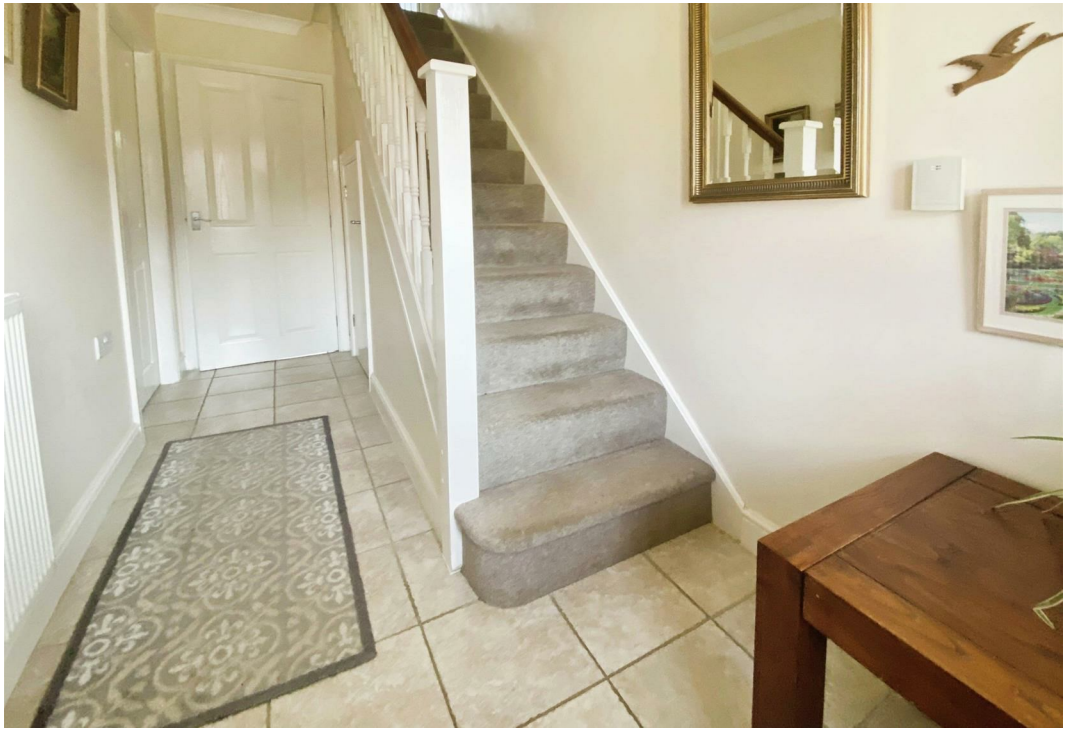
- Beautifully Presented Family Home
- Spacious Reception Rooms
- Landscaped Gardens
- Sought After Village Location
- Gas Central Heating
- Four Generous Sized Bedrooms
- Family Bathroom & En-Suite
- Garage & Driveway
- Stunning Rural Views
- EPC Rating B

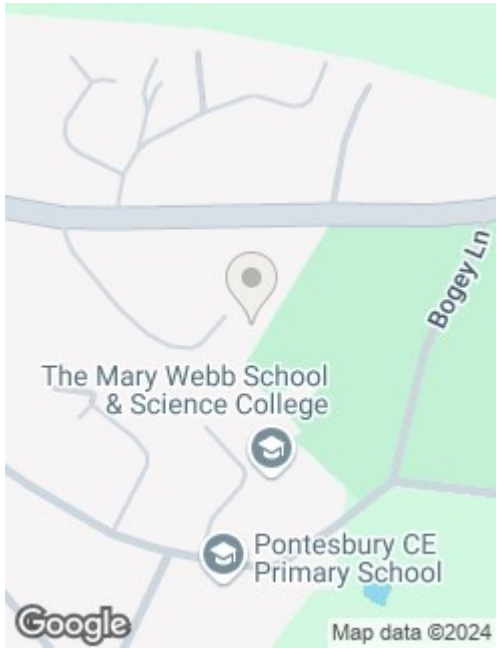
Samuel Wood is delighted to offer for sale this beautifully presented family home on Yarlington Orchard in Pontesbury. Providing a well deigned layout with contemporary living spaces complemented by driveway integral garage and landscaped gardens. Situated in the popular west Shropshire village of Pontesbury close to amenities such as shops, schools, pubs, rural walks and practical road links. Viewing is highly recommended by the selling agent.

18 Yarlington Orchard in Pontesbury, Shropshire, is a charming 4-bedroom detached home situated in a peaceful estate with no through traffic, ensuring a serene and private living environment. The exterior features a two-car driveway, an attached garage and a beautifully landscaped rear garden that includes newly planted trees and shrubs. The garden offers stunning rural views, making it an ideal space for outdoor relaxation and entertaining. The front of the property is equally appealing, with a well-maintained lawn that adds to the home's curb appeal.

The ground floor of the home is spacious and thoughtfully designed, beginning with a welcoming hallway that sets the tone for the rest of the house. The living room is a cosy retreat, featuring a striking fireplace as a focal point. Double doors lead from the living room into the dining room, which also has double doors that open onto the rear garden, allowing for seamless indoor-outdoor living. The kitchen is well-appointed with granite worktops, a built-in dishwasher, and a Rangemaster cooker, making it both functional and stylish. A utility room with rear access provides additional convenience and there is also a cloakroom on this level.

Upstairs, the first floor accommodates four generously sized bedrooms, providing ample space for family and guests. The primary bedroom boasts an en-suite bathroom, offering a private sanctuary within the home. Two of the other bedrooms feature built-in storage cupboards, adding to the practicality of the space. A family bathroom serves the remaining bedrooms, ensuring comfort for all occupants. The home's thoughtful layout and its idyllic setting make 18 Yarlington Orchard a perfect blend of comfort and tranquility.





Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Up to 330 Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

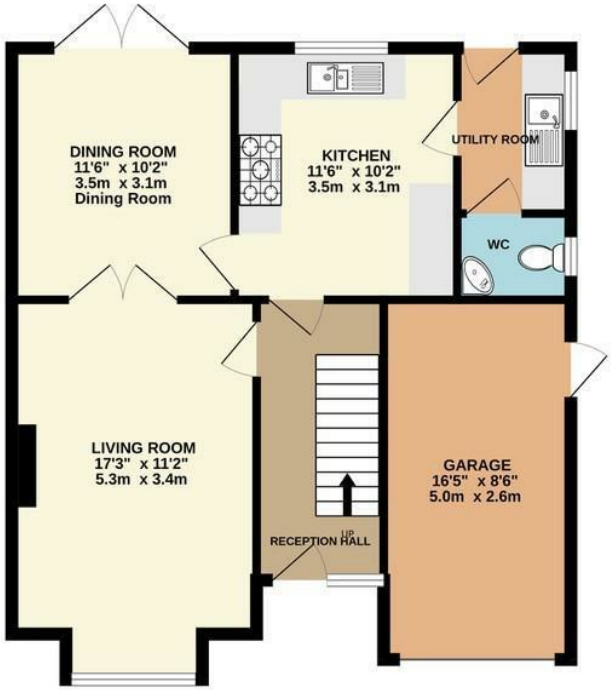
Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

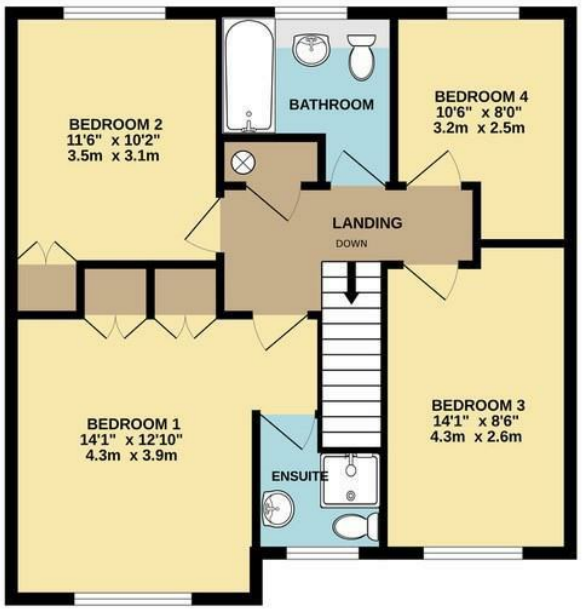
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Floor Plans

GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.