



SAMUEL WOOD

21 Wray Drive, Pontesbury, Shrewsbury, Shropshire, SY5 0FF

Asking Price £265,000



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Pontesbury, Shrewsbury, Shropshire, SY5 0FF



- Prime Position In Popular Shropshire Village
- Stylish Front Facing Living Room
- Contemporary Family Bathroom & WC
- Gas Fired Central Heating
- Two Private Car Parking Spaces
- Modern Three Bedroom Semi-Detached Property
- Upgraded Kitchen
- Lovely Enclosed Rear Garden
- Double Glazing Throughout
- EPC Rating B

Set within this sought after residential development this smartly presented three bedroom home features an upgraded dining kitchen, spacious living areas, and a delightful enclosed garden. The property enjoys an enviable position within the development, with two allocated parking spaces and easy access to both the amenities of Pontesbury and the county town of Shrewsbury, including a highly regarded secondary school, GP surgery, butchers, bakers, Post Office, and popular pubs.

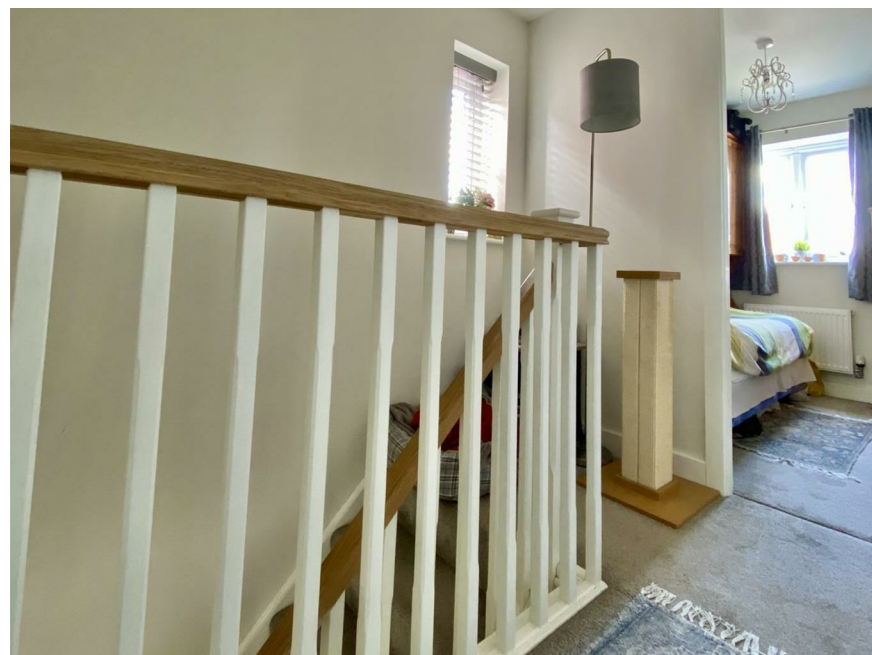
For those commuting, Shrewsbury is just seven miles away via the A488. Regular bus services run to and from the village, and the beautiful Shropshire Hills Area of Outstanding Natural Beauty is on the doorstep.

On arrival, the home presents a smart and welcoming frontage with designated off road parking for two vehicles.

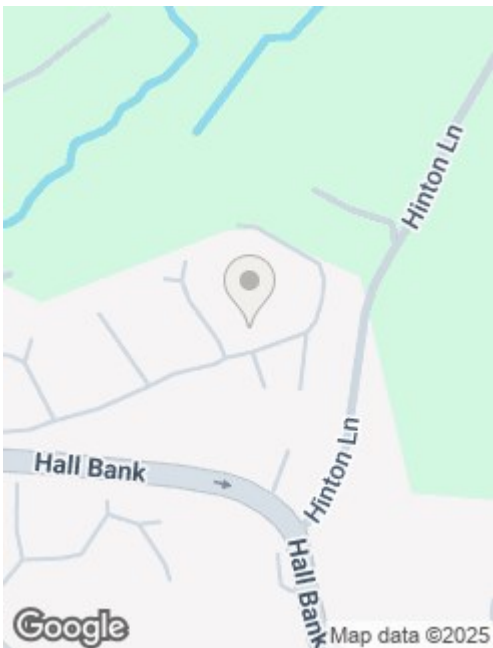
The living room is a bright yet cosy space, perfect for relaxing or entertaining. At the heart of the home, this impressive kitchen/diner boasts modern cabinetry and upgraded worktops, with ample room for a family table and patio doors leading directly onto the garden. A practical WC completes the ground floor.

Three well proportioned bedrooms await upstairs, with flexibility for home working or guests. Accompanied by a stylish family bathroom with quality fittings.

Outside a enclosed rear garden offers privacy and sunny retreat for children, pets, or outside dining.







Directions

Follow A488 through Pontesbury, Turn right onto Hall Bank and then Turn left onto Wray Drive.

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

Broadband Speed: Basic 5Mbps, Superfast 62Mbps & Ultrafast 1800Mbps

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: C

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.







Total floor area: 72.3 sq.m. (778 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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