

1 Ash Grove Pontesbury Shrewsbury SY5 0RQ



4 Bedroom House - Detached
Offers In The Region Of £385,000

The features

- EXCELLENT 4 BEDROOM DETACHED FAMILY HOME
- SET IN A LOVELY WRAP AROUND PLOT WITH ESTABLISHED GARDENS
- LOUNGE WITH LOG BURNER, DINING/FAMILY ROOM, KITCHEN AND UTILITY
- DRIVEWAY WITH PARKING, GARAGE AND GARDENS
- EPC RATING D
- ENVIABLE VILLAGE LOCATION WITH GREAT AMENITIES
- RECEPTION HALL WITH CLOAKROOM
- 4 GENEROUS SIZED BEDROOMS AND FAMILY BATHROOM
- VIEWING RECOMMENDED



*** DETACHED FAMILY HOME IN MUCH SOUGHT AFTER VILLAGE ***

An opportunity to purchase this excellent 4 bedroom detached home, perfect for a growing family.

Occupying an enviable position in the heart of this most popular self sufficient village with excellent amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge with log burner, Dining/Family Room, Kitchen, Utility/Boot Room, 4 generous sized Bedrooms and Bathroom.

The property has the benefit of oil central heating, double glazing, driveway with ample parking, garage and lovely established wrap around gardens.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable corner position in the heart of this much sought after South Shropshire village. Being totally self sufficient with excellent range of amenities including primary and secondary schools, doctors, supermarket, general stores, church, restaurants/public houses and a regular bus service to the Town Centre. There are excellent walks on hand and ease of access to the A5/m54 motorway network.

RECEPTION HALL

Covered entrance with door opening to Reception Hall. Parquet wood block floor, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, radiator, window to the side.

LOUNGE

with window overlooking the front, feature cast iron log burner, media point, radiator.

DINING/FAMILY ROOM

Having window to the side, wooden floor covering, radiator.

KITCHEN

fitted with range of white fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath, breakfast bar area, tiled surrounds and wall units over, tiled floor, radiator, window overlooking the gardens.

UTILITY/BOOT ROOM

with single drainer sink set into base cupboard. Further range of cupboards and drawers and space for appliances, tall shelved larder unit, tiled floor, window to the side.

REAR ENTRANCE

Covered area with doors leading to the front and rear.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Galleried Landing with window to the side and off which lead

BEDROOM 1

A generous sized room with window overlooking the side excellent range of fitted wardrobes with full height sliding doors, radiator.

BEDROOM 2

with range of fitted wardrobes, radiator.

BEDROOM 3

with window to the front, radiator.

BEDROOM 4

with window to the front, radiator.

FAMILY BATHROOM

with suite comprising panelled bath, tiled shower cubicle, wash hand basin and WC. Heated towel rail, radiator, window.

OUTSIDE

The property sits in an enviable corner plot with good sized wrap around gardens. Approached over driveway with parking for several cars and leading to the Garage. The Gardens are a lovely feature of the property, having been established over the years to lawned areas with an abundance of well stocked flower, shrub and herbaceous beds, inset specimen trees and enclosed with fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity and drainage are connected. Oil Central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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4 Bedroom House - Detached
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Approximate total area⁽¹⁾
 1439.78 ft²
 133.76 m²

Reduced headroom
 13.13 ft²
 1.22 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
 and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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