

Oakhurst Minsterley Road Pontesbury Shrewsbury SY5 0QJ



4 Bedroom House - Detached
Offers In The Region Of £425,000

The features

- CHARMING 4 BEDROOM DETACHED FAMILY HOME
- SET IN LARGE WELL ESTABLISHED GARDENS
- 4 BEDROOMS AND SHOWER ROOM
- IMPRESSIVE WELL STOCKED GOOD SIZED GARDEN
- EPC RATING TBC
- ENVIABLE LOCATION ON THE EDGE OF THIS POPULAR VILLAGE
- LOUNGE, DINING ROOM, SNUG, GARDEN ROOM, BREAKFAST KITCHEN
- DRIVEWAY WITH PARKING AND GARDEN MEADOW TO THE FORE
- VIEWING ESSENTIAL



***** CHARMING DETACHED HOUSE SET IN FABULOUS LARGE GARDEN *****

An excellent opportunity to purchase this impressive 4 bedroom detached home offering spacious and versatile accommodation with a wealth of charm and character - perfect for a growing family.

Set in an excellent sized, well established rear garden which offers a good level of privacy on the edge of this popular self sufficient South Shropshire village. Ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Snug, Garden Room, Breakfast Kitchen, large Utility/potential Bathroom, 3 double and 1 single Bedrooms and Shower Room.

The property has the benefit of central heating, double glazing, driveway with parking and well stocked and established rear garden.

Viewing essential

Property details

LOCATION

The property occupies an enviable position on the edge 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

Entrance door with leaded light panel opening to Reception Hall, tiled flooring, wall and ceiling timbers, storage heater.

LOUNGE

with feature period style fireplace with open grate, media point, exposed ceiling timbers, storage heater. Opening to Reading Area with double opening French doors leading onto the garden.

DINING ROOM

A characterful room, perfect for those who love to entertain. Having inglenook style fireplace housing ornamental living flame burner with brick inset and wooden fire surround, arched recess to side of chimney breast, exposed ceiling timbers, tiled floor with underfloor heating. Feature wooden and stained glass divide to

SNUG AREA

having bow window overlooking the rear garden, tiled flooring and boot area. French door to

GARDEN ROOM

A great multi purpose room having feature bi-fold doors opening onto the garden, wooden fire surround with tiled inset, storage heater and tiled flooring throughout.

UTILITY ROOM/WORKSHOP

Another great multi purpose room with its own access door to the front, power and lighting and space and plumbing for appliances.

KITCHEN/BREAKFAST ROOM

Fitted with range of wooden fronted units incorporating deep glazed Belfast style sink and antique mixer taps set into base cupboard. Further range of cupboards and drawers with solid wood work surfaces over and fitted Range style cooker with extractor hood over, tiled surrounds, breakfast bar area with concealed storage beneath and under stairs recess for fridge. Exposed ceiling timbers, tiled flooring, storage heater, window to the front.

POTENTIAL BATHROOM

This room has been prepared in readiness for the addition of a Ground Floor Shower/Bathroom should a purchaser require or a useful Home Office/Playroom.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing off which lead

BEDROOM 1

A generous double room with stable style door to the rear which leads onto the roof of the ground floor extension and could if desired become a lovely Balcony. Exposed ceiling timbers and fireplace, airing cupboard and storage heater.

BEDROOM 2

having window to the rear, period fireplace, exposed ceiling timbers, storage heater.

BEDROOM 3

with window to the front, exposed ceiling timbers, fitted double wardrobe with sliding doors. Feature stained glass display cupboard, storage heater.

BEDROOM 4

having window to the front, exposed wall and ceiling timbers, storage heater.

SHOWER ROOM

with suite comprising shower cubicle, wash hand basin set into vanity storage unit, WC. Complementary tiled surrounds and flooring, heated towel rail, window to the front.

OUTSIDE

The property is set back from the road and approached over driveway with parking for several cars. The Front Garden has been laid to meadow and creates a wonder array of colour prior to cutting with the seasons. Side pedestrian access leads around to the excellent sized rear garden which has been landscaped over the years by the current owners to include large paved sun terrace immediately adjacent to the property - ideal for those who love to entertain outdoors and having raised flower and shrub beds. Opening leads through to a garden area which is laid to lawn and offers a good level of shade with well stocked flower, shrub and herbaceous beds, large wooden pergola covered with the most fabulous Wysteria and which leads through to two further garden areas which are again laid to lawn with flower and shrub beds. Two ornamental garden ponds each of which are gated and fenced with established plants. The gardens offer an excellent level of privacy with mature specimen trees, hedging and 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 all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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.



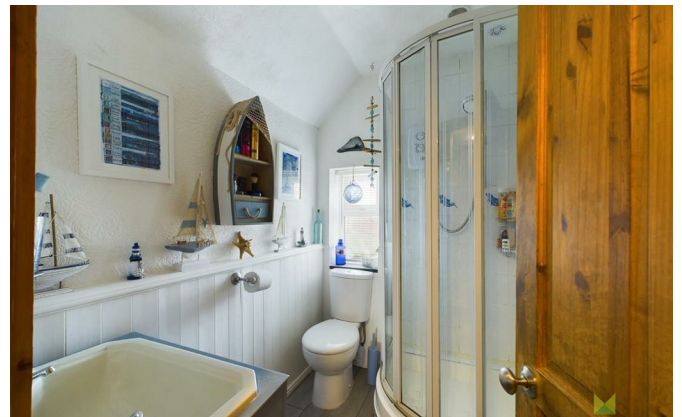


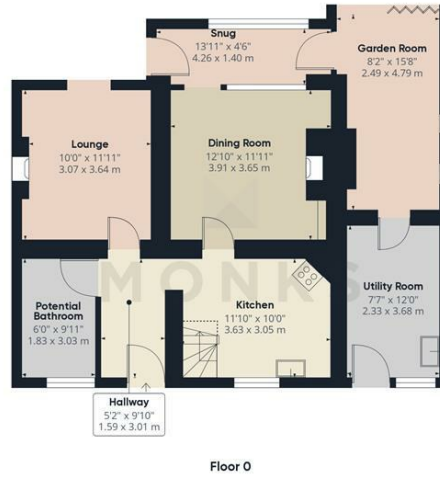
MONKS



Oakhurst Minsterley Road, Pontesbury, Shrewsbury, SY5 0QJ.

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Approximate total area⁽¹⁾
 1273.91 ft²
 118.35 m²

Reduced headroom
 6.24 ft²
 0.58 m²



(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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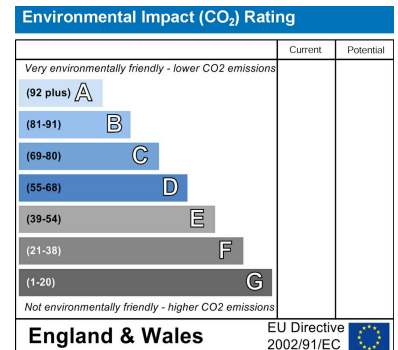
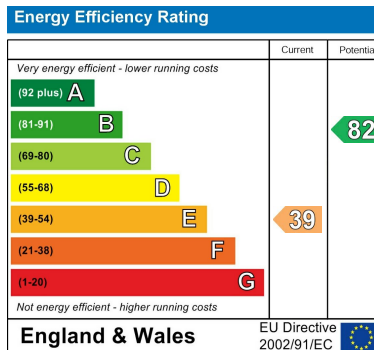
Shrewsbury office

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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



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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