



Barn 2 Pontesford, Pontesbury, Shrewsbury, Shropshire,
SY5 0UB

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £610,000

Viewing: strictly by appointment through the agent

Nearing completion on this select development, this is a beautifully situated three bedroom, two storey barn conversion which boasts instantly appealing and modern accommodation throughout. Pontesford Hill is a lovely location within this highly desirable village location of Pontesbury, having an excellent array of amenities, some of which include. Pontesbury C of E Primary School (having an outstanding rating from Ofsted), and the Mary Webb School and Science College, bakery, church, public houses, take-away outlets, Co-op supermarket etc. Access to the Royal Shrewsbury Hospital and the historic town centre of Shrewsbury and the local bypass are all readily accessible from the property. Early viewing comes highly recommended by the selling agent for the property and select development can be fully appreciated. The accommodation briefly comprises the following: Reception hallway. Living room. Separate dining room. Impressive kitchen / breakfast room with separate utility room. First floor landing. Three bedrooms. Two en-suites. Family bathroom. Modern heating system, Off street parking. Black aluminum windows and doors. Desirable village location. Viewing is highly recommended. The accommodation in greater detail comprises:

Newly developed, luxury four bedroom barn conversion

Finished to a high standard throughout

Heritage Velux roof windows

Black framed aluminum windows and doors

Impressive, spacious dining kitchen with 4 panel bi-fold doors

Lounge

Utility room and pantry

Off street parking

Valiant systems boilers 30kW, with 10 yr manufacturer's warranty

Under floor heating powered via boiler to ground floor

Traditional radiators to first floor

10 yr structural warranty via Protek

A 7.3kW Electric Vehicle charger

5kW multi-fuel stove with twin wall flues

Oak lip doors

Sanitary ware items

All en-suite and main bathrooms(upstairs) will comprise of:

Wall hung rimless toilets

Wall hung 600mm 2 drawer unit with ceramic basin in matt grey

Electric mirrors with shaving points

En-suites will be a mixture of 1900mm quadrant or square showers

Family bathrooms will have single panel baths with mixer showers

This barn will have a versatile and appealing layout with central hallway, spacious living area to one side with large kitchen / diner with bi-folding doors, along with separate pantry and utility room, ground floor WC and a ground floor bedroom with en-suite

Services
(TBC)

Council Tax Band (TBC)

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

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

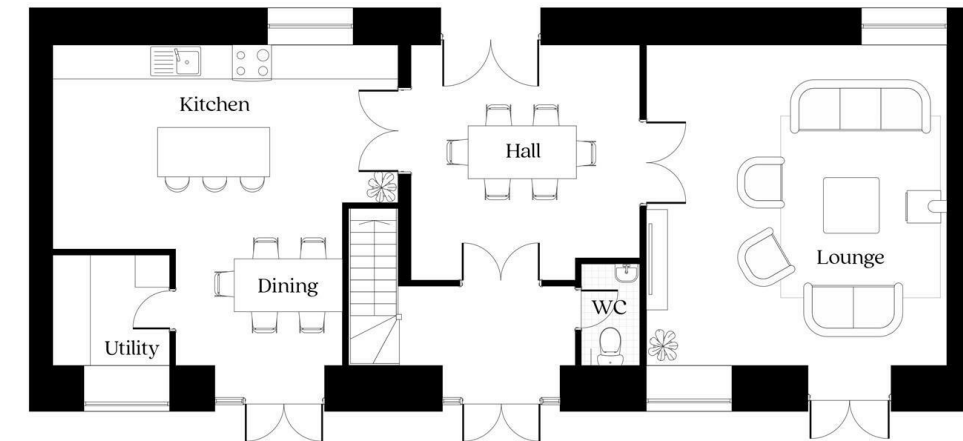
Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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	

FLOORPLANS



PLOT 2 - Ground floor

Kitchen / Dining	6.47m x 6.05m
Utility	2.21m x 2.10m
WC	1.12m x 1.95m
Hall	4.31m x 4.42m
Living Room	5.62m x 6.02m