

3 The Square, Pontesbury, Shrewsbury, Shropshire, SY5  
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**Offers In The Region Of £390,000**

Viewing: strictly by appointment through the agent

Having undergone a programme of renovation and improvement throughout, this is a beautifully presented, deceptively spacious and instantly appealing three bedroom detached cottage. The property occupies a secluded position within this highly sought after village location. Pontesbury has excellent amenities some of which include: Co-op supermarket, Butchers, Bakery, Takeaway outlets, Public houses, Schooling and Medical Practice. Access to the county town of Shrewsbury is readily accessible as is the local bypass which links up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: entrance hallway, lounge, impressive refitted kitchen/diner/family room, inner hallway, cloakroom, first floor landing, master bedroom with stylish ensuite shower room, two further bedrooms, refitted bathroom, off street parking/parking forecourt, well established rear enclosed gardens, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN

The accommodation in greater detail comprises:

Replacement double glazed entrance door gives access to:

**Hallway**

Having wood effect flooring, radiator, two UPVC double glazed windows.

From hallway access is then given to:

**Lounge**

10'8 x 10'0  
Having UPVC double glazed window to front, large walk-in store cupboard with Valiant gas fired central heating boiler, TV aerial point, wall light point, radiator.

From entrance hallway access is given to:

**Impressive re-fitted kitchen/diner/family room**

22'9 x 15'1 max reducing down to 13'11  
And comprises: A range of attractive re-fitted eye level and base units with built-in cupboards and drawers, integrated oven, microwave combination oven, fridge freezer, dishwasher, induction hob, stylish fitted worktops with inset Belfast style sink with mixer tap over, kitchen island with built-in cupboards and drawers below, contemporary wall hung radiator plus additional radiator, two UPVC double glazed windows, wood effect flooring, recessed spotlights to ceiling, wall light points, TV aerial point, UPVC doubled glazed French doors giving access to rear gardens.

From kitchen/diner/family room door gives access to:

**Inner hallway**

With understairs recess, wood effect flooring.

Door then gives access to:

**Cloakroom**

Having low flush WC, wash hand basin with mixer tap over, heated towel rail, exposed timber to ceiling, wall mounted extractor fan.

From entrance hallway stairs rise to:

**First floor landing**

Having UPVC double glazed windows to rear, wall light points, exposed wooden timbers, radiator.

Doors from first floor landing give access to: Three bedrooms and re-fitted bathroom.

**Bedroom one**

12'10 max x 10'11  
Having UPVC double glazed window to front, feature exposed beams to ceiling, radiator, wall light points.

Door to:

**Ensuite shower room**

Having contemporary glazed shower cubicle, wash hand basin and store cupboard below, low flush WC, UPVC double glazed window to front, heated chrome style towel rail, tiled floor, wall mounted extractor fan.

**Bedroom two**

15'2 x 9'6  
Having recessed spotlights to ceiling, loft access, UPVC double glazed windows to front and rear, radiator.

**Bedroom three**

8'4 x 7'0  
Having feature exposed timbers, UPVC double glazed window to rear, radiator.

**Refitted bathroom**

Having a four piece suite comprising: Roll top style bath, tiled shower cubicle, low flush WC, stoned wash hand basin with mixer tap over and storage drawers below, UPVC double glazed window to front, wall mounted extractor fan, exposed timbers, recessed spotlights to ceiling, tiled floor, wall mounted extractor fan.

**Outside**

The approached paved driveway which neighbouring property's have access over is owned by 3 The Square. There is then two parking areas - one is partial enclosed by fencing and the other situated to the left hand side.

**Rear gardens**

To the rear there is a generous size rear garden with side gated access having paved patio, lawn gardens, mature shrubs and bushes. The rear gardens are enclosed.

**Services**

Mains water, electricity, septic drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND D**

**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**

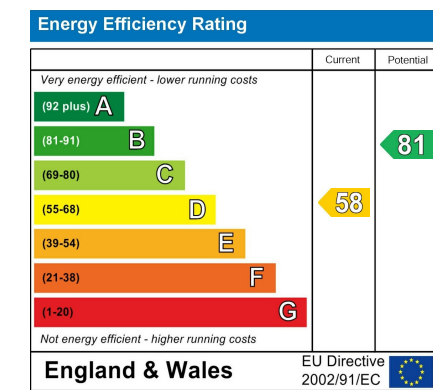
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**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.

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



**FLOORPLANS**

