



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

10 Manor Park, Pontesbury, SY5 0RH

£275,000 Region

To view this property please call us on **01743 236 800** Ref: C7538/WM/lrd

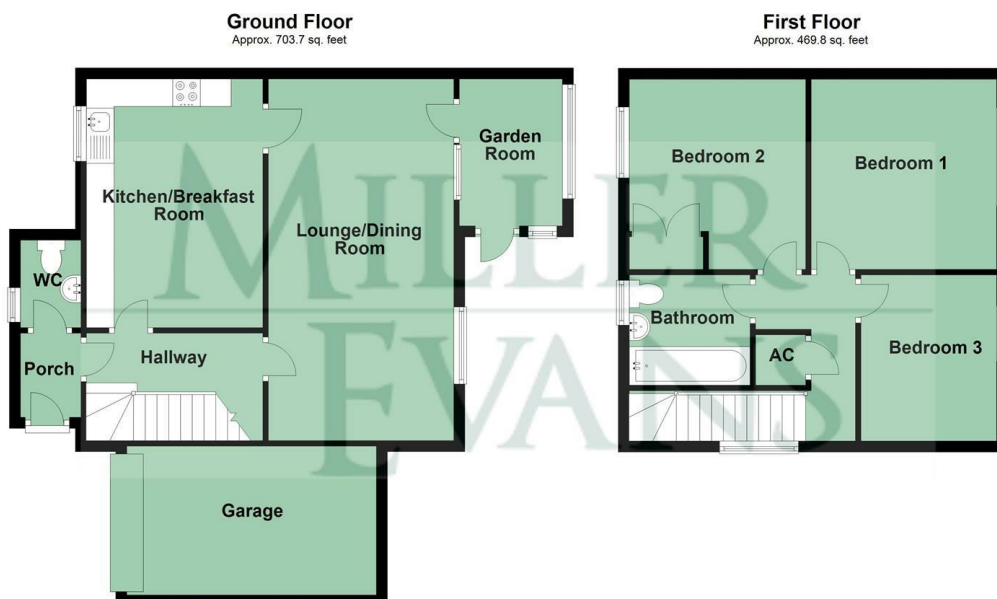
A spacious and well presented 3 bedroom, detached family house.

This spacious 3 bedroom detached family house, provides well planned and well proportioned accommodation throughout and benefits from gas central heating and cavity wall insulation. Briefly comprises: entrance porch, WC, hallway, kitchen/breakfast room, lounge/dining room, garden room; 3 bedrooms and main bathroom. Single garage, spacious driveway and neatly kept front and rear gardens. NO UPWARD CHAIN.

The property occupies a pleasant cul-de-sac position in this popular residential area in the heart of the village of Pontesbury, where there is a range of excellent amenities, including primary and secondary schools, village shop/post office, popular public house/restaurant, supermarket, frequent bus service, church and village hall, whilst being well placed for ease of access to the Shrewsbury bypass with the M54 motorway link to the West Midlands.



FLOOR PLANS



Total area: approx. 1173.5 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE PORCH

WC

Window to the front
Low flush wc and wash hand basin

HALLWAY

KITCHEN/BREAKFAST ROOM

14'10" x 10'6" (4.51m x 3.20m)
Window to the front
Kitchen with a range of matching wall and base units, but would benefit from modernisation

LOUNGE/DINING ROOM

21'6" x 11'0" (6.56m x 3.36m)
Spacious through room with window to the rear (double glazed)
Inset fireplace with working fire
Door to:

GARDEN ROOM

Opening onto the rear GARDEN and patio area

From the hallway, a STAIRCASE rises to FIRST FLOOR LANDING with built in airing cupboard and loft storage

BEDROOM 1

11'4" x 11'0" (3.45m x 3.36m)
Window to the rear

BEDROOM 2

11'4" x 10'6" (3.45m x 3.20m)
Window to the front
Fitted wardrobe

BEDROOM 3

9'11" x 8'1" (3.01m x 2.46m)
Window to the rear

BATHROOM

Panelled bath with shower over
Wash hand basin
Low flush wc

OUTSIDE THE PROPERTY

GARAGE

Up and over door
Loft storage
Power supply
Personal door to the rear garden

The property is approached over a Tarmacadam driveway, providing room for parking and access to the single GARAGE.

To the front, the GARDEN is neatly kept with floral and shrubby borders.

To the rear, the GARDEN is enclosed on all sides, with patio area, perfect for entertaining, floral and shrubby borders and mature hedging.

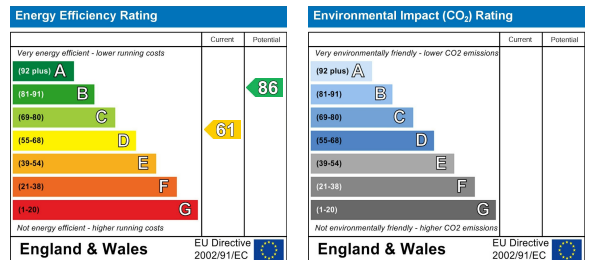


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 Bishops Castle Road, passing through Hanwood and Lea Cross. Follow the road into Pontesbury, pass the Village store and turn right into Manor Park. Follow the road around and No 10 will be found in the cul-de-sac on the right hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON: OnTheMarket.com

rightmove.co.uk
The UK's number one property website

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones