





MILLER EVANS

SHREWSBURY'S ESTATE AGENT

10 Manor Park, Pontesbury, SY5 0RH

£275,000 Region

# 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**



### **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 shrubbery borders.

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









### HOW TO FIND THIS PROPERTY

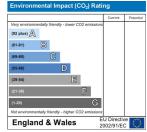
When approaching from Shrewsbury take the A488 Bishops Castle Road, passing through Hanwood and Lea Cross. Follow the road into Pontesbury, pass the Village store and turn right into Manor Park. Follow the road around and No 10 will be found in the cul-de-sac on the right hand side.





### HOW ENERGY EFFICIENT IS THIS PROPERTY?

## Very energy efficient - brear numbing costs (02 plus) A (16.91) B (99.40) C (56.43) D (19.54) E (21.32) F (1.30) G Not energy efficient - higher numbing costs England & Wales EU Directive 2002/91/EC



### **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:





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