



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

29 Wray Drive, Pontesbury, Shrewsbury, SY5 0FF

£225,000 Region

To view this property please call us on **01743 236 800** Ref: C7543/SL/KQ

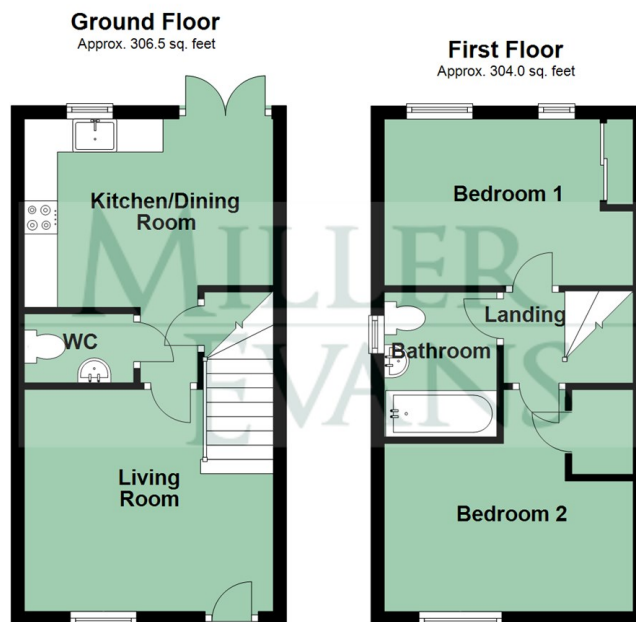
A truly immaculate, well appointed and neatly presented, two bedroom semi-detached house.

This two double bedroom semi-detached house is presented to an exacting standard and provides well planned accommodation briefly comprising; living room, cloakroom, kitchen/breakfast room, two bedrooms and bathroom. Well kept enclosed rear garden. The property also benefits from gas fired central heating and double glazing.

The property is situated on this established residential development, in the popular village of Pontesbury, close to excellent amenities including; primary and secondary schools, village shop/post office, butchers, public house and restaurant and on a frequent bus service to Shrewsbury town centre.



FLOOR PLANS



Total area: approx. 610.5 sq. feet

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

INSIDE THE PROPERTY

LIVING ROOM

11'0" x 12'4" (3.35m x 3.76m)

KITCHEN / DINING ROOM

13'1" x 12'4" (3.99m x 3.76m)

Neatly appointed and fitted with a range of matching modern units

Glazed French doors to the rear garden

CLOAKROOM

Wash hand basin, wc

From the living room a STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

8'6" x 12'4" (2.59m x 3.76m)

Built in wardrobe

BEDROOM 2

11'0" x 12'4" (3.35m x 3.76m)

BATHROOM

Panelled bath and shower

Wash hand basin, wc

OUTSIDE THE PROPERTY

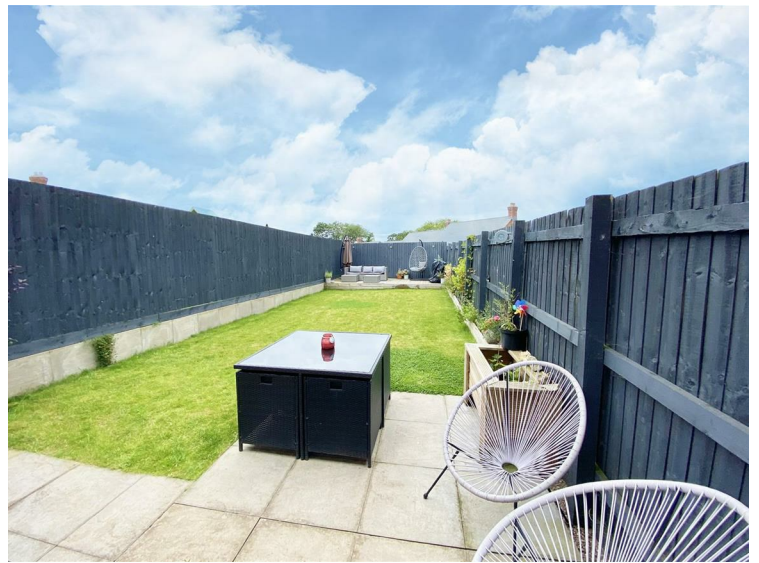
The property is set back from the road by an open-plan forecourt with two parking spaces.

There is a neatly kept REAR GARDEN laid to lawn with a paved patio and further raised decked terrace, providing an ideal entertaining space.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A488. Proceed through the village of Hanwood into Pontesbury. Continue through the village to the mini-island. Turn right into Hall Bank. After a further distance, turn left into Wray Drive. The property will eventually be found on the left hand side.



SERVICES

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

TENURE

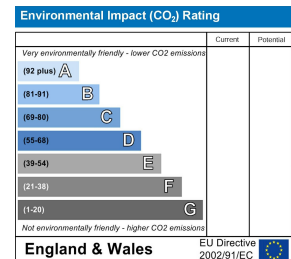
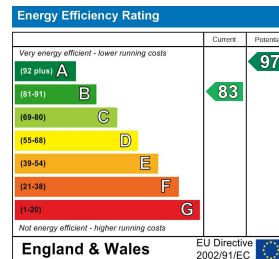
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

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

Council Tax Band: B

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



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