



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

Hillberry, Whitwell Lane, Pontesbury, Shrewsbury, SY5 0YW

Offers In The Region Of  
£299,950

To view this property please call us on 01743 236 800 Ref: C7645/MM/lrd



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# A spacious, 4 bedroom detached dormer bungalow in need of modernisation.

This detached, four bedroom dormer bungalow, in need of modernisation, provides spacious accommodation throughout, briefly comprising: to the ground floor: kitchen/breakfast room, sun room, dining room, living room, conservatory, shower room, WC, bedrooms 3 and 4;; to the first floor, bedrooms 1 and 2 and shower room. Driveway, garage, extensive out-building and enclosed rear garden. The property benefits from oil-fired central heating.

The property occupies a lovely position within walking distance of the village of Pontesbury which has the benefit of a wide selection of amenities, including Church, butchers, local supermarket, GP surgery and public houses. A regular bus service provides access to the nearby town of Shrewsbury which has direct train links to London and major road links including the A5 and M54.



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## INSIDE THE PROPERTY

### PORCH

### HALLWAY

With storage cupboards

### INNER HALLWAY

### LIVING ROOM

17'0" x 15'3" (5.17m x 4.66m)

Bay window to the front

Feature fireplace

### KITCHEN/BREAKFAST ROOM

18'0" x 11'5" (5.49m x 3.48m)

Range of matching wall and base units

Sliding doors to:

### SUN ROOM

Access to the rear of the property, allowing for copious amounts of natural light

### SHOWER ROOM

Window to the rear.

Large walk in shower cubicle

Low flush WC and wash hand basin with cupboard under

### WC

Wash hand basin and low flush WC

### CONSERVATORY

Bay window to the rear with panoramic views, and two windows to the side

Access to the rear garden

Sliding doors to:

### DINING ROOM

13'3" x 8'7" (4.03m x 2.62m)

### BEDROOM 4

14'0" x 8'7" (4.27m x 2.62m)

Window to the side

### BEDROOM 3

15'4" x 10'10" (4.68m x 3.30m)

Large window to the front

Fitted wardrobes

From the hallway, STAIRCASE rises to FIRST FLOOR LANDING with storage cupboards

### SHOWER ROOM

With shower cubicle

### BEDROOM 1

13'4" x 15'2" (4.06m x 4.63m)

Window to the side,

Storage cupboard

### BEDROOM 2

13'4" x 8'7" (4.06m x 2.62m)

Window to the side

Storage cupboards

## OUTSIDE THE PROPERTY

### SINGLE GARAGE (and carport)

Two double doors,

Access to:

### OUT-BUILDING

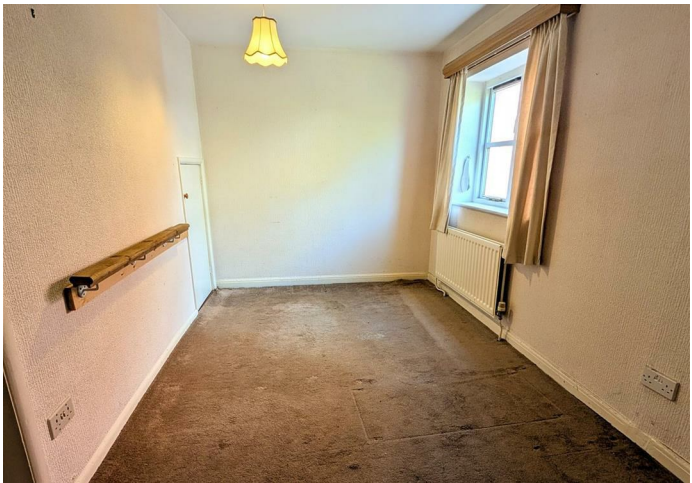
Six windows to the side

(Subject to the necessary planning approval, the out-building has potential for conversion).

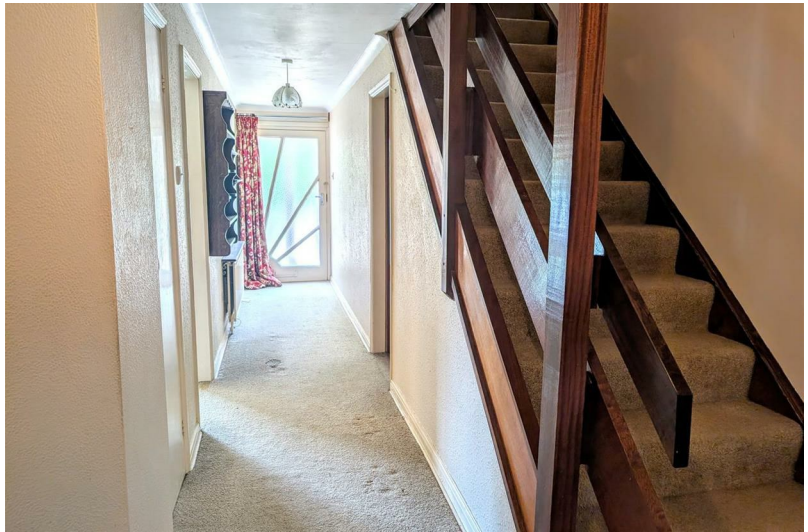
The property is approached over an expansive driveway, providing room for ample parking. Access to the property via the porch on the left hand side or via the carport, where there are two large wooden doors providing access to the single GARAGE and additional access to the kitchen/breakfast room. Gravelled area to the front

To the rear of the property, there is a spacious patio area for entertaining. Access provided from the sun room, out-building and conservatory. Extensive rear garden with additional seating area and garden shed; enclosed on all sides by wooden fencing and mature hedging offering privacy and beautiful countryside views.

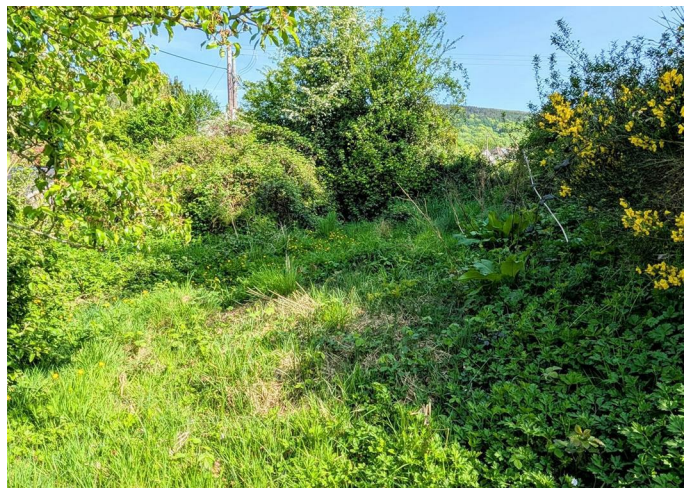
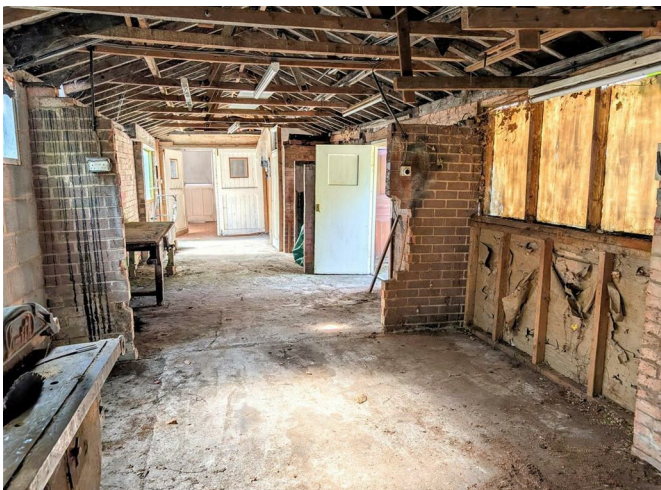






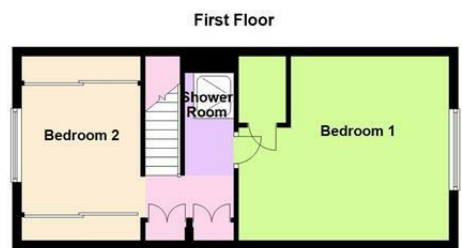
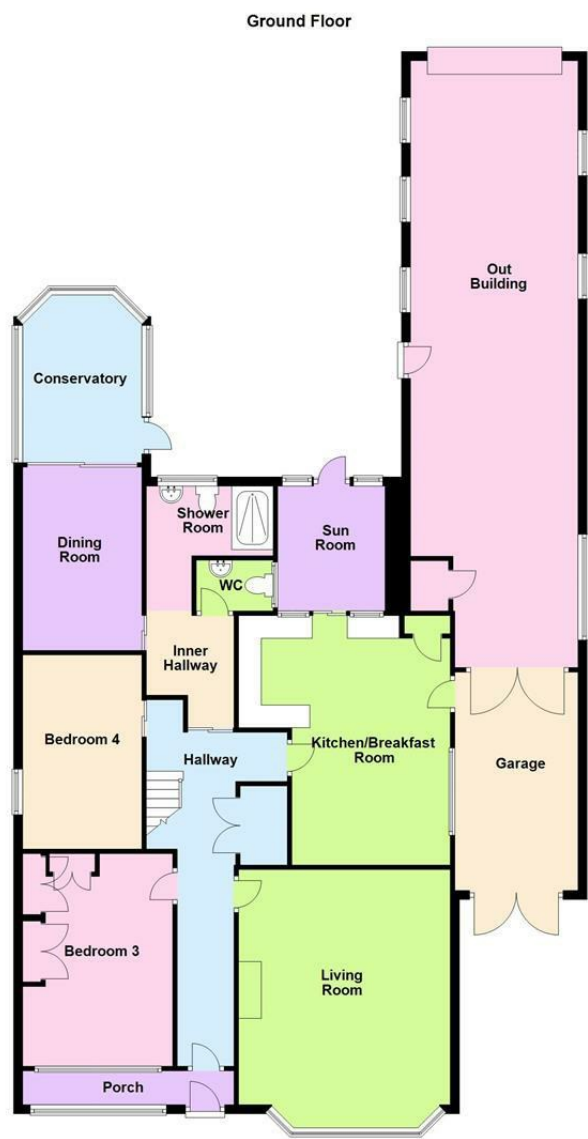








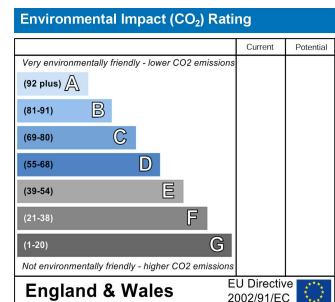
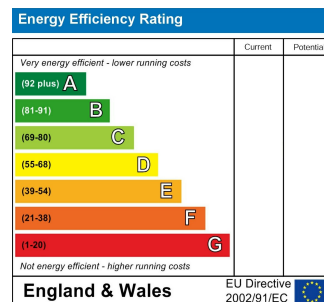
FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed along the A488 Bishops Castle road. Through the village of Hanwood and on to Pontesbury. When approaching the centre of Pontesbury, turn left onto Chapel Street. Continue past the Plough Inn and turn right over the brook onto Whitwell Lane. Continue along Whitwell Lane for a short distance and the property will be found on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity and drainage are connected. Oil-fired central heating.

### 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



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