



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**4 Wray Drive, Pontesbury, Shrewsbury, SY5 0FF**

**£420,000 Offers**

To view this property please call us on **01743 236 800** Ref: C7707/WM/lrd



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# An immaculately presented, 4 bedroom, detached family home.

This immaculately presented 4 bedroom family home, provides well proportioned, spacious accommodation throughout, briefly comprising: entrance hall, living room, kitchen/dining room, utility area, ground floor WC, main bedroom with en-suite shower room, three further bedrooms and family bathroom. Spacious driveway and neatly kept rear garden. The property also benefits from gas-fired central heating.

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.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

15'3" x 11'4" (4.66m x 3.45m)  
Large bay window to the front

### KITCHEN / DINING ROOM

16'6" x 21'0" (5.02m x 6.41m)  
Window to the rear  
The spacious kitchen is fitted with a range of matching wall and base units and integrated appliances  
Understairs storage  
French doors opening onto and overlooking the rear patio area

### UTILITY

8'3" x 5'5" (2.51m x 1.64m)  
Base units  
Sink with mixer tap  
Access to the rear of the property

### CLOAKROOM

Wash hand basin, low flush wc

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING with storage cupboard

### MASTER BEDROOM

12'7" x 12'0" (3.84m x 3.67m)  
Window to the front  
Fitted wardrobes

### EN SUITE SHOWER ROOM

Window to the front  
Corner shower cubicle  
Wash hand basin, low flush wc

### BEDROOM 2

14'2" x 10'5" (4.31m x 3.17m)  
Window to the rear  
Fitted storage cupboard

### BEDROOM 3

14'3" x 8'8" (4.34m x 2.65m)  
Window to the front

### BEDROOM 4

9'9" x 8'2" (2.98m x 2.49m)  
Window to the rear

### BATHROOM

Window to the rear  
White panelled bath  
Wash hand basin with under cupboard and low flush wc

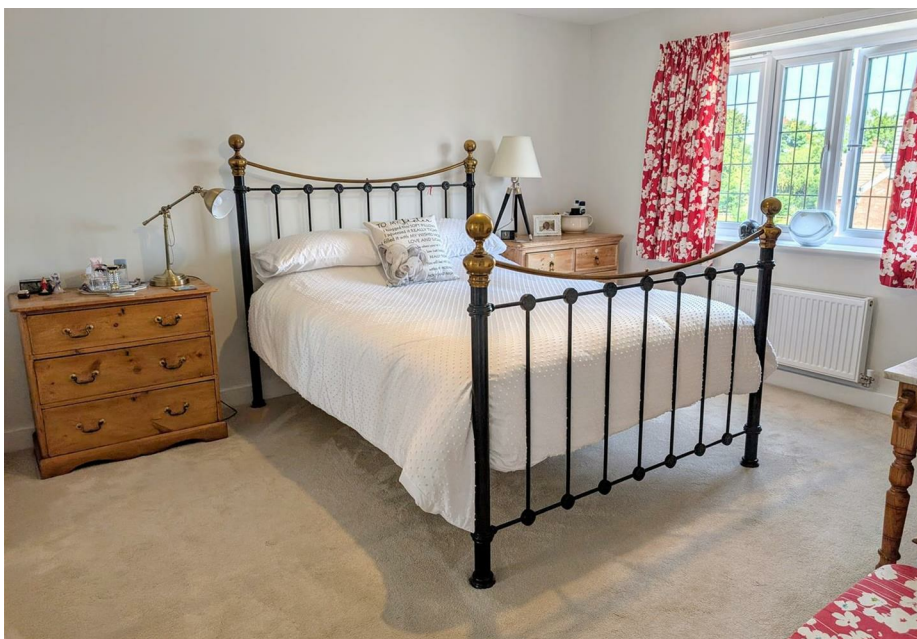
## OUTSIDE THE PROPERTY

### GARAGE

To the front, the property is approached over a spacious driveway, with a small area laid to lawn and attractive floral borders.

To the rear, there is a patio area perfect for outside entertaining, an area predominantly laid to lawn, floral borders and some mature hedging, providing privacy, and is enclosed on all sides by wooden fencing.







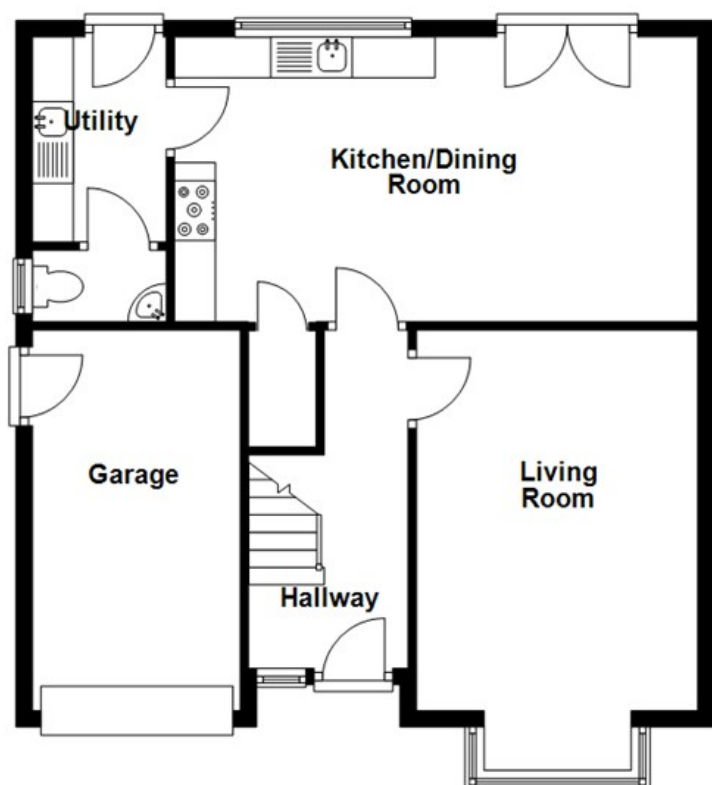




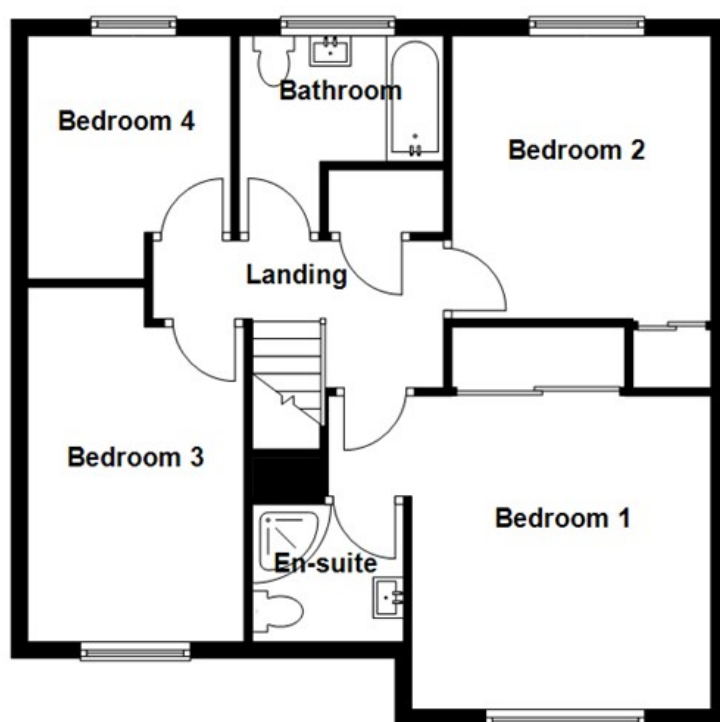


## FLOOR PLANS ...

**Ground Floor**



**First Floor**



**Total area: approx. 1418.8 sq. feet**

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



## 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, where the property will be found after a short distance on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	94
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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: E

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](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto: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