MILLER EVANS

SHREWSBURY'S ESTATE AGENT

21 Signal Drive, Pontesbury, Shrewsbury, SY5 0FN

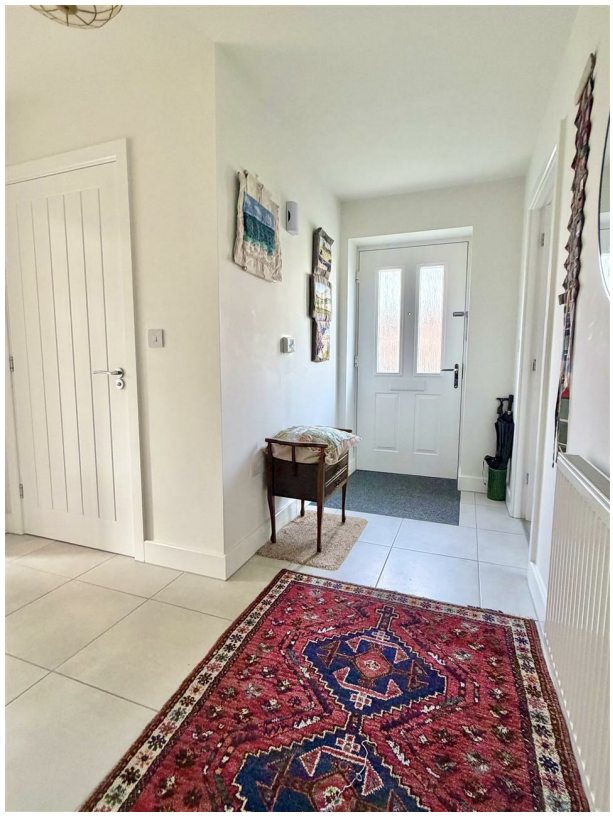
Offers in the Region of £325,000

To view this property please call us on **01743 236 800** Ref: C7770/SL/KQ

A recently constructed and particularly well appointed three bedroom semi-detached home, designed for modern living and energy efficiency.

The well planned accommodation opens to a welcoming entrance hall with cloakroom. The ground floor features a comfortable lounge along with a spacious open-plan kitchen and dining area perfect for family life and entertaining. On the first floor, are three well proportioned bedrooms, the main bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Additional features include gas fired central heating, double glazing, solar panels to improve energy efficiency, there is also an electric vehicle charging point installed.

The property is well placed in a quiet cul-de-sac, on this recently constructed residential development, overlooking an attractive open green space, planted with specimen trees. Pontesbury is an attractive village located approximately 8 miles south west of Shrewsbury. The village is well served with shops, schools, a medical practice and a Church. The modern amenities give the village of feel of living in an active rural community.



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM
Wash hand basin, wc

LIVING ROOM
16'8" x 12'2" (5.08m x 3.71m)
Bay window

KITCHEN / DINING ROOM
16'8" x 8'8" (5.08m x 2.64m)
Fitted with a range of contemporary units with a range of integrated appliances
French doors to garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM
12'6" x 11'0" (3.81m x 3.35m)
Built in wardrobes

EN SUITE SHOWER ROOM
Shower cubicle
Wash hand basin, wc

BEDROOM 2
9'3" x 14'7" (2.82m x 4.45m)
Built in wardrobes

BEDROOM 3
7'1" x 12'2" (2.16m x 3.71m)

BATHROOM
Panelled bath
Wash hand basin, wc

OUTSIDE THE PROPERTY

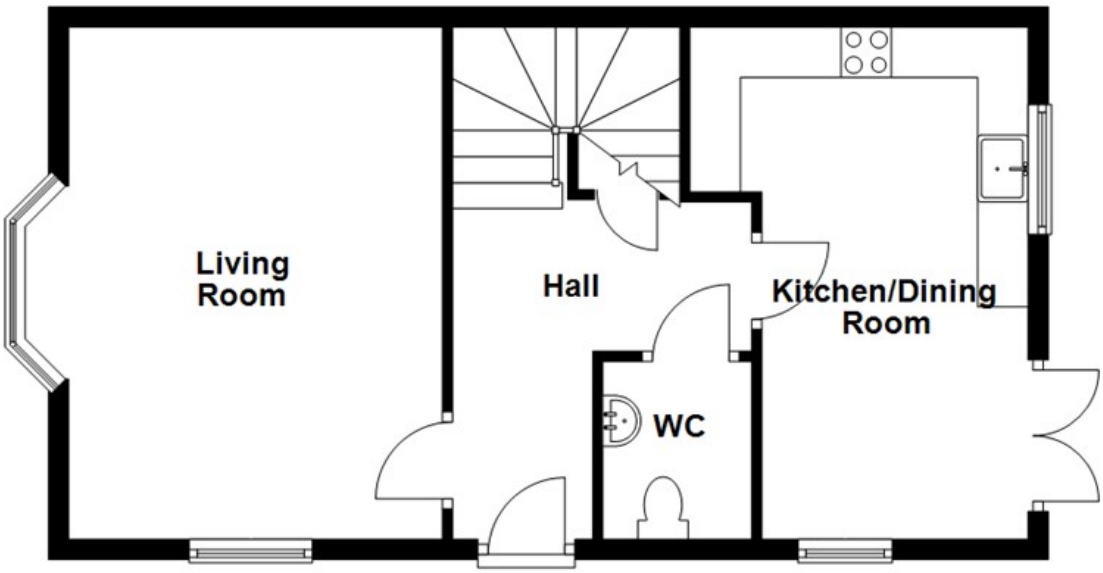
The property is approached over a tarmacadam drive which provides ample parking and serves the reception area.

To the rear is a good sized neatly kept garden, with paved patio area and lawn, providing an outdoor space for relaxation and recreation.

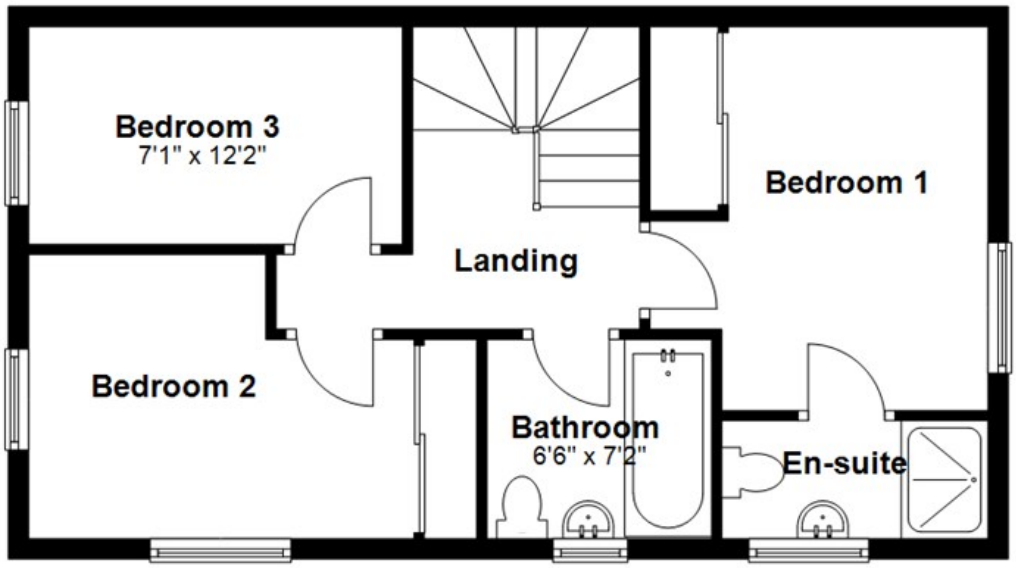
Please note: This property is subject to additional maintenance service charges of approximately £500 per year.

FLOOR PLANS ...

Ground Floor



First Floor

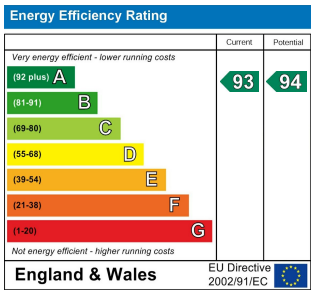


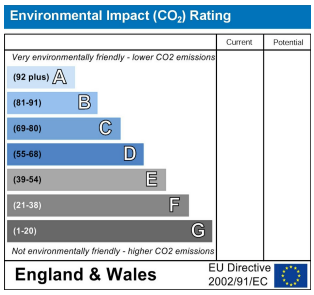
Total area: approx. 1003.3 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Bishops Castle Road). Continue through the village of Hanwood into Pontesbury. Drive directly through the one-way system, passing the Church on the right hand side, bear left onto the Minsterley Road. Continue for a further distance, eventually turning right into Signal Drive. The property will 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: C

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. Images may have been enhanced.

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

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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