





Brazenor House, Hall Bank, Pontesbury, Shrewsbury, SY5 0RF
Offers In The Region Of £325,000

A modern deceptively spacious detached property occupying a highly convenient central location in the extremely popular village of Pontesbury. Accommodation briefly comprising: entrance porch, entrance hall, sitting room, dining room with separate study area, kitchen, utility and downstairs WC. Upstairs there's a master bedroom with ensuite shower room, further double room with separate dressing area, two further good sized bedrooms and family shower room.

The property has the benefit of gas fired heating and uPVC double glazing, garage and further good off parking. The property is within minutes' walk of all the village's extensive range of amenities. The property offers a great opportunity to acquire a good sized family/retirement home right in the centre of the village. Early inspection is highly recommended. NO UPWARD CHAIN.



Entrance Porch With quarry tiled flooring and recessed lighting point. Leded glazed and wooden door with matching side screen to: Entrance Hall 18'1 x 2'9 (5.51m x 0.84m) With radiator, double power point, telephone point, cloaks rack, two central light points, wood effect laminate flooring, door to built-in cupboard with lighting point and hanging rail, staircase leading to first floor landing. Glazed and wooden double doors give access to: Sitting Room 13'8 x 11'10 (4.17m x 3.61m) Log burner with raised hearth and wooden mantle, wood laminate flooring, double radiator, central lighting points and four further wall light points, range of shelving to recess, uPVC double glazed window to the front. From entrance hall door to: Kitchen 10'10 x 8'5 (3.30m x 2.57m) With range of modern units comprising 1 1/2 bowl single drainer sink unit set into laminate work surfaces, extended to three wall sections with range of cupboards and drawers under, built-in electric hob with extractor hood above, space and plumbing set for dishwasher, range of matching units to adjacent wall with further range of cupboards and built-in electric oven, wood laminate flooring, central light point, power points and UPVC double glazed window to the rear overlooking gardens. From kitchen glazed wooden door to: Dining Room 15'10 x 8'3 (4.83m x 2.51m) With radiator, power and lighting points, wood laminate flooring, double French doors to private rear gardens. archway to further recessed area suitable for use as a small study area with further lighting and power points and matching flooring. From kitchen door to: Utility 7'5 x 6'8 (2.26m x 2.03m) With laminate work surface, space and plumbing set for dishwasher and washing machine, space for upright fridge freezer, wall mounted gas fired boiler supplying domestic hot water and central heating, ceramic tiled flooring, power and lighting points, uPVC double glazed window and matching door leading to rear gardens. From utility door to: Downstairs Cloakroom With WC, wall mounted wash hand basin, radiator, lighting point and uPVC double glazed opaque glass window to the side. From entrance hall, stairs with handrail and half landing lead to: Landing 12'5 x 6'1 (3.78m x 1.85m) With double power point, central light point, access to roof space, built-in airing cupboard with cylinder and shelving. Landing gives access to bedroom accommodation comprising: Bedroom One 13'9 x 8'9 (4.19m x 2.67m) With radiator, power and lighting points, uPVC double glazed window to the front overlooking small green. Door to: Ensuite Shower Room With enclosed shower cubicle with fitted electric shower and pivot door, pedestal wash basin, WC, vinyl flooring, central light point, uPVC double glazed opaque glass window to the side. Bedroom Two 21'6 x 8'3 (6.55m x 2.51m) With radiator, power and lighting points, useful eaves story space, uPVC double glazed window to the front overlooking green, further matching window to the side.	Bedroom Three 10'7 x 6'1 (3.23m x 1.85m) With radiator, power and lighting points, uPVC double glazed window to the front overlooking green. Bedroom Four 10'11 x 8'8 (3.33m x 2.64m) With radiator, power and lighting points, uPVC double glazed window overlooking private gardens. Shower Room 7'7 x 8'9 (2.31m x 2.67m) Fully tiled shower cubicle with double headed shower unit and glazed side screen, vanity wash and basin with storage drawers under, WC, ceramic tiled flooring, half tiling to wash basin area, chrome ladder style radiator, range of recess spotlights, extractor fan, tiled sill to uPVC double glazed opaque glass window to the rear. Outside Front The property is approached over tarmac driveway which is owned by the property (shared with the neighbouring property) which leads onto brick paved forecourt, providing off-road parking for one car and gives access to: Garage With up and over door, concrete floor, power and lighting. Front Gardens Front gardens laid to raised beds with various shrubs in set with brick pathway extending up the left-hand side the property, providing useful bin storage area. The tarmac driveway extends up the right hand side of the property providing further off-road parking for two cars, with outside water tap and wooden gate giving access to rear gardens. Rear Gardens These can be approached from the dining area and the utility room, out onto paved patio across the width of the property, with lawns extending, enclosed by variety fencing, outside light ,further storage area situated to the left hand side, the gardens offer a high degree of privacy. Agents Notes The courtyard to the right of the property is partly owned by Brazenor House and provides off road parking beyond the paved area directly to the front of the property. The remainder of the courtyard is owned by the neighbour property, The White Hall and is used as its back entrance. General Notes TENURE We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries. SERVICES We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 11 Mbps & Superfast 218 Mbps. Mobile Service: Limited. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries. COUNCIL TAX BANDING We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires. SURVEYS Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more. REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services. MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.
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Floor Plan
(not to scale - for identification purposes only)



Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the A488 Bishop's Castle Road. Travel through the village of Hanwood. On reaching Pontesbury continue into the centre of the village onto the one way system at the T junction turn right onto Hall Bank carry on passed the Co Op and Doctors surgery and Brazenor House is situated on the left hand side indicated by the far sale sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.