





3 Ashford Park, Pontesbury, Shrewsbury, SY5 0QW
Offers In The Region Of £260,000

A deceptively spacious two bedroom detached bungalow situated in the sought after village of Pontesbury, within easy access of Shrewsbury and link roads. The property offers good sized accommodation including entrance hall, living room, kitchen, dining room, bathroom and two bedrooms. The property also benefits from a garage, driveway, central heating and uPVC double glazing.



The sought after village of Pontesbury has the benefit of a wide selection of amenities including a primary and secondary school, two supermarkets, church, butchers, GP surgery, chemist and three pubs. A regular bus service assists with access into the nearby Town of Shrewsbury which is approximately 8 miles away.

Entrance Hall

With fitted carpet, radiator, heating thermostat, access to roof space and cupboard housing the hot water cylinder.

Kitchen

11'3 x 9'9 (3.43m x 2.97m)

Fitted with a range of eye level and base units, worktops comprising stainless steel sink unit with mixer tap, space for washing machine, integrated electric hob with extractor fan over, oven and microwave, oil boiler, two useful storage cupboards, tiled effect flooring, half tiling to walls and window to the side.

Dining Room

14'1 x 11'4 (4.29m x 3.45m)

With fitted carpets, radiator, window to the rear and patio doors lead out to the rear garden.

Living Room

16'4 x 11'4 (4.98m x 3.45m)

With fitted carpets, radiator, window to the side and front overlooking garden.

Bedroom

13'1 x 11'5 (3.99m x 3.48m)

With fitted carpet, radiator and window overlooking rear garden.

Bedroom

11'5 x 7'11 (3.48m x 2.41m)

With fitted carpets, radiator and window to the front.

Bathroom

6'10 x 6 (2.08m x 1.83m)

With suite comprising a panelled bath with shower fitting above, wash hand basin, WC, radiator uPVC and opaque window to the side.

Inner Hallway

19'6 x 3 (5.94m x 0.91m)

Providing access to the garage.

Outside

The front of the property is approached from the roadside onto a driveway providing parking and access to the GARAGE. The front garden is mainly laid to lawn with shrub borders. The garage features an up-and-over door, power and lighting, and a service door leading to the inner hall. The rear garden is a fantastic feature of the property, offering an enclosed space that is mainly laid to patio. The garden benefits from having an outdoor storage shed and is enclosed by fencing and hedging.

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 water and drainage services are connected. We understand the Broadband Download Speed is: Basic 8 Mbps & Superfast 330 Mbps. Mobile Service: Good outdoor, variable in home. 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 C. 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 AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: F

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.

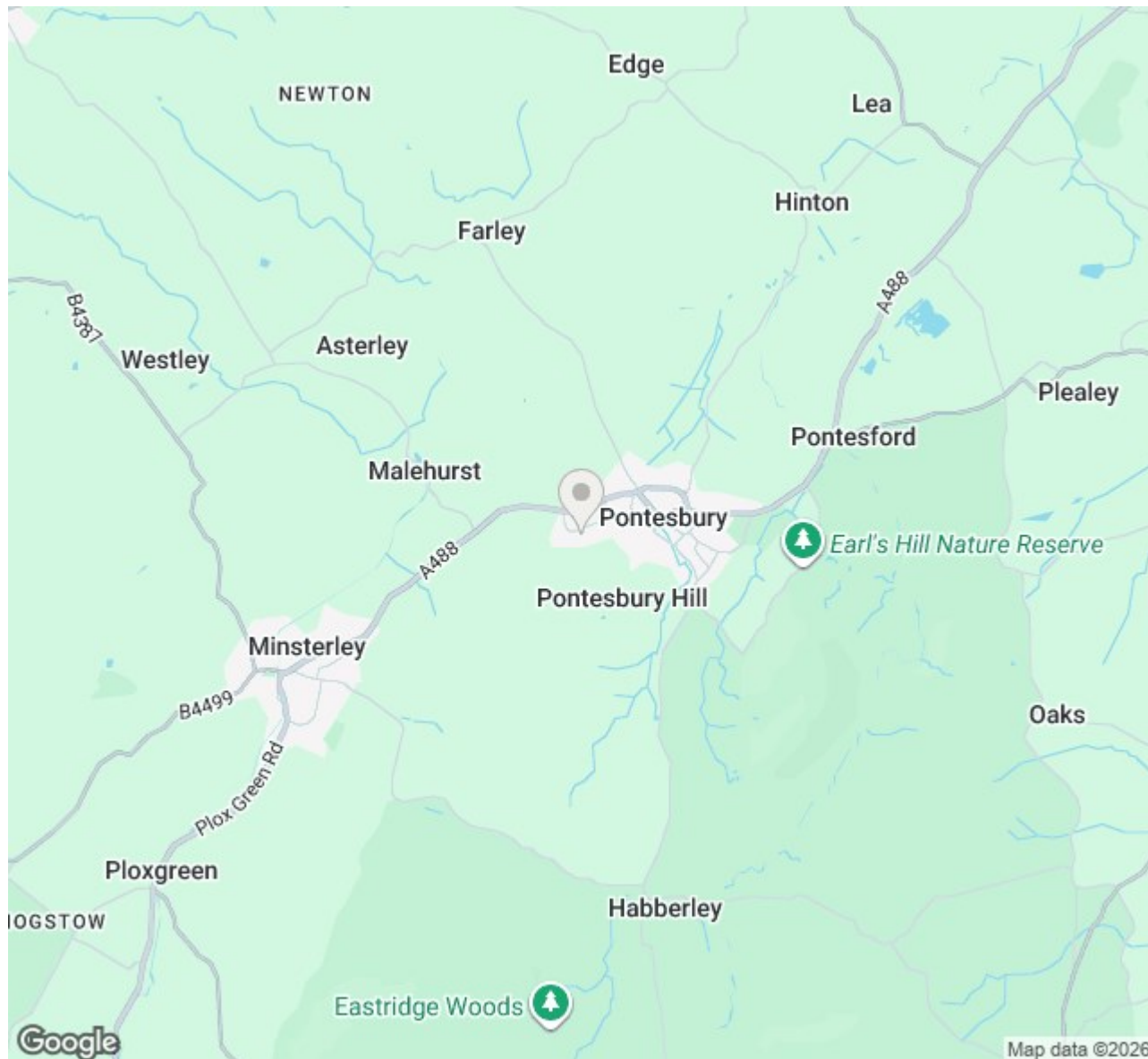
Viewing arrangements

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.