





21 Wray Drive, Pontesbury, Shrewsbury, SY5 0FF
Offers In The Region Of £260,000

Occupying a lovely position, this beautifully presented, modern three bedroom semi detached house. The property was constructed by renowned local builders Shropshire Homes and boasts a number of pleasing features some of which include: a modern open plan kitchen/diner, off street parking for two vehicles, attractive and private rear enclosed gardens and gas fired central heating. Pontesbury is a sought after village location having an excellent variety of amenities and is well placed for easy access to the medieval town centre of Shrewsbury.



Entrance Hall

3'5" x 3'8" (1.05m x 1.14m)

UPVC door to front. Tiled flooring, radiator and inset ceiling lights. Access to;

Cloakroom

5'9" x 2'10" (1.76m x 0.88m)

Fitted with a white suite comprising low level flush WC, corner wash hand basin with tiled splashback, corner mirror unit, window to the front, tiled flooring and radiator.

Living Room

14'6" x 14'8" (4.43m x 4.49m)

UPVC window to the front, carpeted floor, pendant light and radiator.

Kitchen/Diner

10'10" x 14'7" (3.31m x 4.47m)

Fitted with a range of modern units and worktops over, with a twin bowl sink unit with stainless steel mixer tap. Appliances include an integrated oven with extractor hood above, gas fired hob, integrated dishwasher, and ample space for fridge/ freezer and washing machine. Half tiling to walls, tiled flooring, radiator, useful understairs storage cupboard and French doors leading out onto the rear garden.

Stairs rise from living room to;

Landing

8'7" x 6'2" (2.62m x 1.88m)

with access to loft space.

Bedroom One

12'1" x 8'3" (3.69m x 2.53m)

With fitted carpets, fitted wardrobes, radiator and window to the front.

Bedroom Two

11'3" x 8'2" (3.45m x 2.50m)

With fitted carpets, storage cupboard, radiator and window to the rear.

Bedroom Three

7'10" x 6'2" (2.41m x 1.88m)

With fitted carpets, radiator and window to the rear.

Family Bathroom

5'7" x 6'2" (1.72m x 1.89m)

With modern white suite comprising bath, wash hand basin and low level flush WC, half tiled surrounds, radiator and window to the front.

Outside

The property benefits from a well-maintained and fully enclosed rear garden, offering a private and secure outdoor space ideal for both relaxation and entertaining. Comprising of part lawned, paved patio seating area, and pathway with decorative stone edging leading through the centre. Also including raised timber planters shed space and gated access to the front of the property.

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 5 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor, variable Indoor We understand the Flood risk is: Very 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

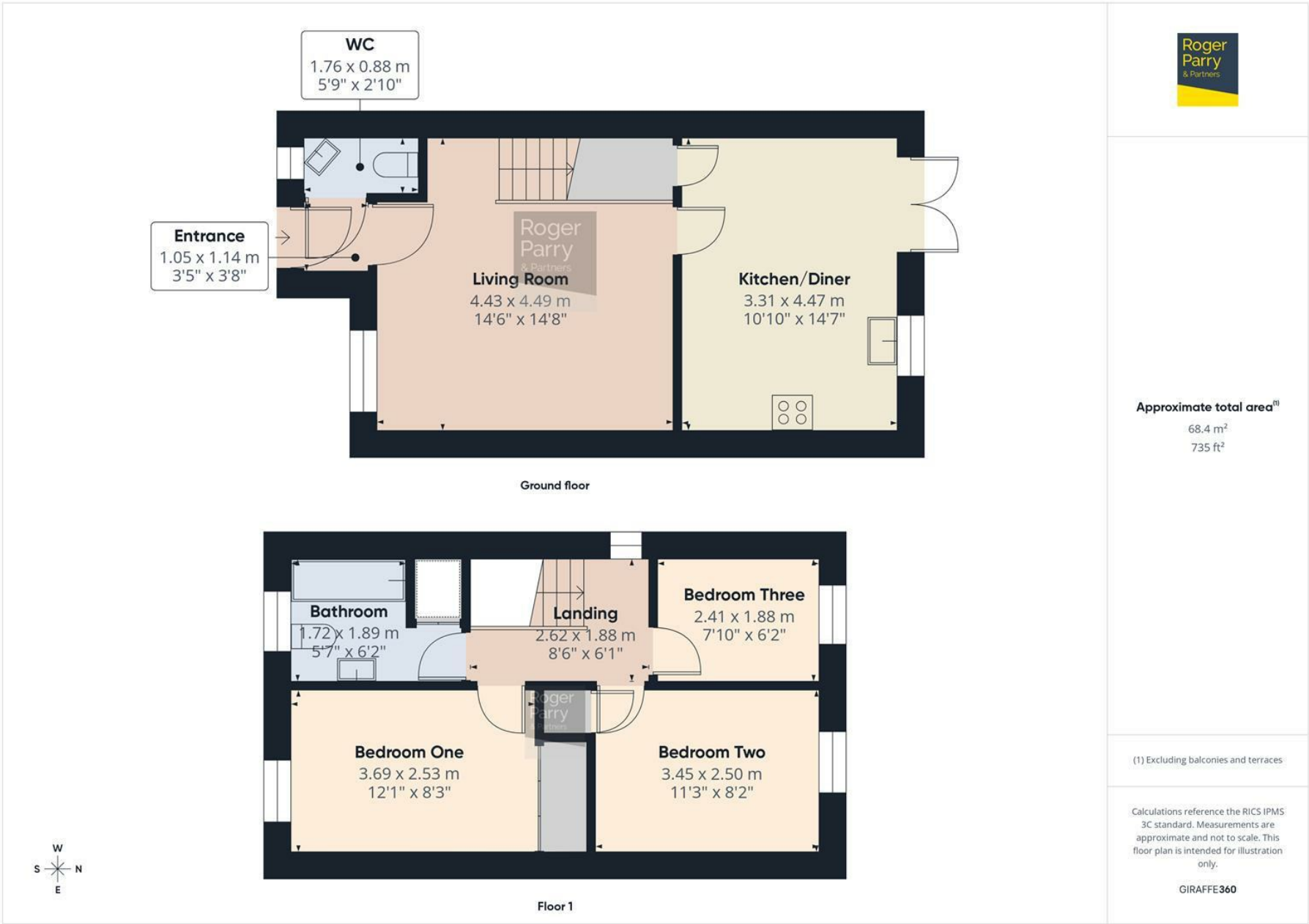
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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 Tax Band: C

EPC Rating: B

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.

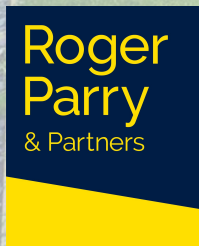
Viewing arrangements

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.