



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Manor Park, Pontesbury, Shrewsbury, SY5 0RH

**Offers in the Region of
£295,000**

To view this property please call us on **01743 236 800** Ref: C7748/WM/KQ

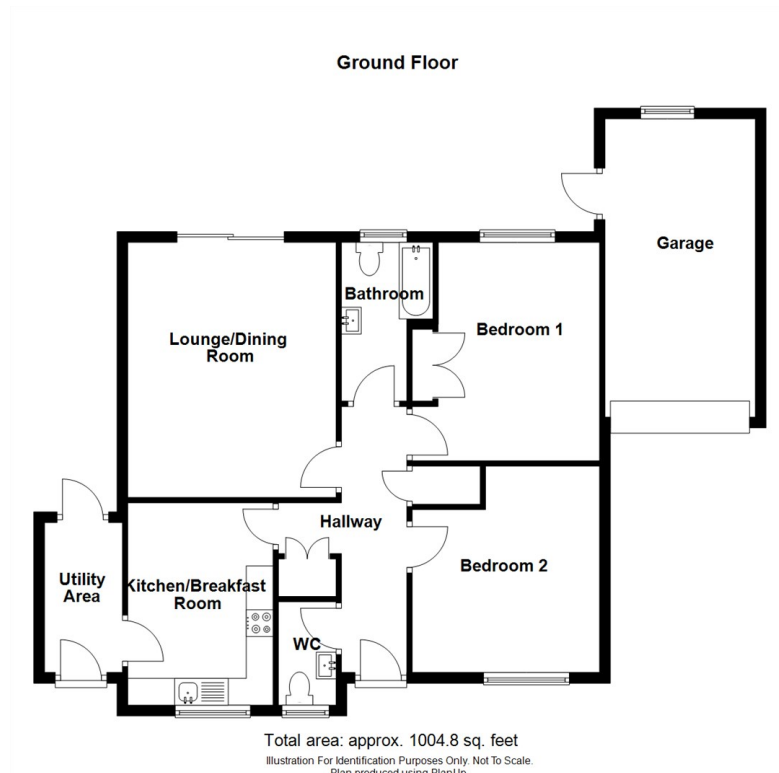
A delightfully presented and well maintained two bedroom bungalow situated on a spacious plot.

This well maintained two bedroom bungalow offers spacious accommodation briefly comprising; entrance hall, cloakroom, lounge/dining room, kitchen, utility, two bedrooms and bathroom. Single garage and parking. Secluded well maintained rear garden. The property benefits from gas fired central heating. NO UPWARD CHAIN.

The property occupies a superb position in this popular residential area in the heart of the village of Pontesbury, where there are a range of excellent amenities including primary and secondary schools, village shop/post office, popular public house/restaurants, supermarket and on a frequent bus service to the nearby town centre. The property is also well placed within easy reach of the Shrewsbury by-pass with M54 motorway link.



FLOOR PLANS



INSIDE THE PROPERTY

HALLWAY

Two storage cupboards

CLOAKROOM

Wash hand basin, wc

LOUNGE / DINING ROOM

15'7" x 12'9" (4.76m x 3.89m)

Sliding doors to rear garden

BREAKFAST KITCHEN

12'5" x 8'11" (3.78m x 2.71m)

Fitted with a range of matching wall and base units

UTILITY

9'2" x 4'9" (2.80m x 1.46m)

Front and rear access doors

BEDROOM 1

13'5" x 11'6" (4.08m x 3.50m)

Built in wardrobes

BEDROOM 2

12'8" x 11'6" (3.85m x 3.50m)

BATHROOM

Panelled bath

Wash hand basin, wc

OUTSIDE THE PROPERTY

SINGLE GARAGE

The property is approached over a driveway providing parking and access to the garage. Further pathway to the reception area and utility.

Enclosed REAR GARDEN laid to lawn with large paved patio, flanked by well stocked shrub beds and borders. Greenhouse. Summerhouse. The garden is enclosed by wooden fencing.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Bishops Castle Road). Pass through Hanwood and Lea Cross. Continue into Pontesbury and turn right into Manor Pak, where the property will be found on the left hand side.



| 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 | |
| | 83 |
| | 67 |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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: 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.

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
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