



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com

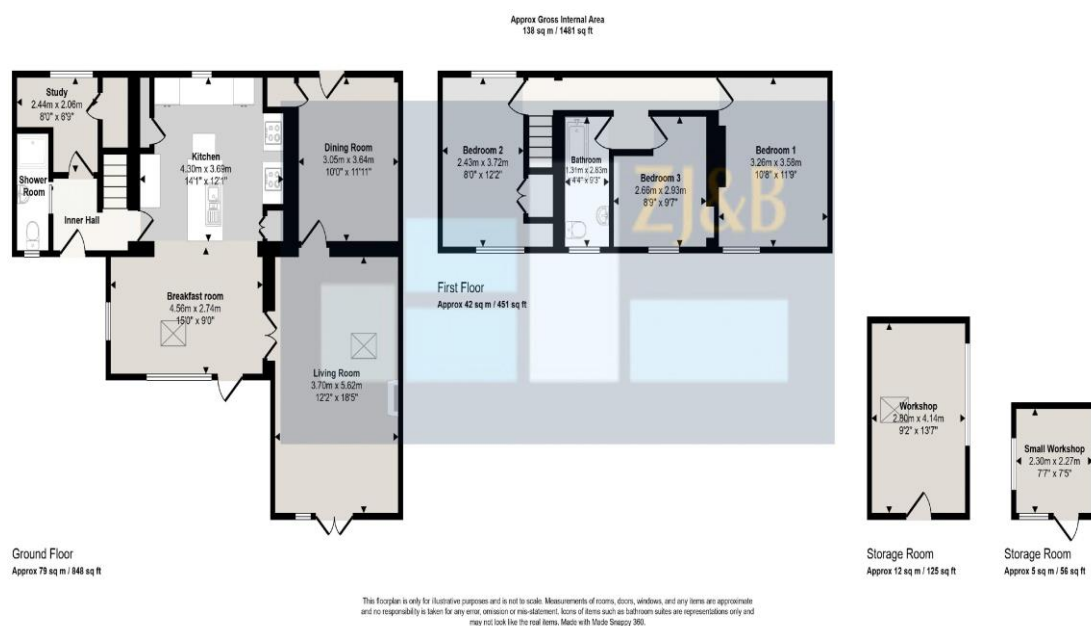


**4 Station Road, Pontesbury,
Shrewsbury, Shropshire, SY5 0QY**

Offers in the region of £375,000

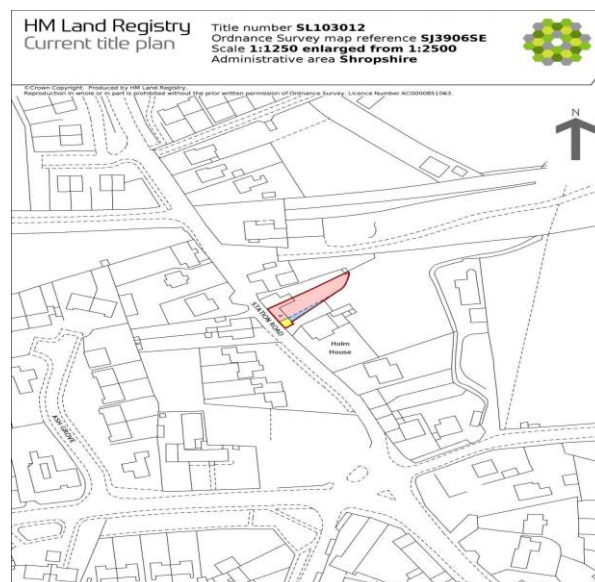


An Impressive Extended Three-Bedroom Home with a Beautiful Private Garden. This beautifully presented three-bedroom semi-detached home has been thoughtfully extended and significantly improved by the current owner, creating spacious and versatile accommodation that blends modern living with attractive character features. Further improvements include new windows and insulation. The ground floor includes a separate dining room and a useful study, ideal for those working from home. At the heart of the property is an impressive extended living room featuring a wood-burning stove, providing a warm and welcoming space for relaxing and entertaining. The extended open-plan kitchen and breakfast room combines contemporary fittings with characterful touches, creating a stylish and sociable family space. A modern downstairs shower room completes the ground-floor accommodation. Upstairs are three bedrooms, comprising two comfortable double bedrooms and a single bedroom, together with a well-appointed modern family bathroom. Outside, the property benefits from a beautiful and particularly private rear garden, thoughtfully arranged with established planting and areas for outdoor seating. The garden also includes two useful workshops with an electrical supply, a separate garden shed and a children's summer house, offering excellent space for storage, hobbies and family enjoyment. Situated in the popular village of Pontesbury, the property is conveniently positioned for local amenities, schooling and access to the surrounding Shropshire countryside, while remaining within easy reach of Shrewsbury. There is no allocated off-road parking; however, there is parking on Station Road and a free car park a minute's walk away.



FLOOR PLANS FOR GUIDANCE ONLY





This is a copy of the title plan on 21 SEP 2026 at 12:09:36. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

01743 248351

Whole of Market clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage