



Zaza Johnson & Bath
Estate Agents

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17 Ashford Drive, Pontesbury, Shrewsbury, Shropshire, SY5 0QR

£380,000

Located in the highly sought-after village of Pontesbury, this beautifully presented and much-improved detached bungalow offers spacious and versatile accommodation, occupying a generous plot with attractive private gardens.



Located in the highly sought-after village of Pontesbury, this beautifully presented and much-improved detached bungalow offers spacious and versatile accommodation, occupying a generous plot with attractive private gardens. The accommodation comprises an entrance porch, separate WC, modern kitchen, spacious living room, and an additional reception room which could equally serve as a fourth bedroom. There are three further bedrooms, a well-appointed shower room and a useful utility room. Outside, the property enjoys delightful, well-maintained gardens providing a high degree of privacy, together with a driveway offering ample parking and a garage. Offered to the market with no upward chain, this superb home combines village living with excellent amenities nearby and is ideal for those seeking flexible single-storey accommodation in a desirable location.

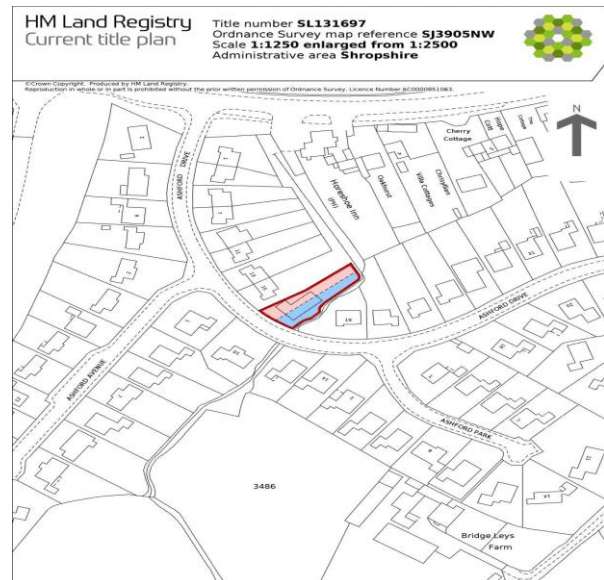


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)																																		
17 Ashford Drive Portsmouth PO1 3JY SY5 DQR	Energy rating C	Valid until: 25 June 2036 Certificate number: 0370-2615-0660-2926-0335																																
Property type Detached bungalow																																		
Total floor area 102 square metres																																		
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be C.																																		
See how to improve this property's energy efficiency .																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>69 C</td> <td>78 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	69 C	78 C	55-68	D			39-54	E			21-38	F			1-20	G			The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60	
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This title is dealt with by HM Land Registry, Telford Office.

Council Tax Band D

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