



**18 Ashford Drive, Pontesbury, Shrewsbury, SY5 0QR**

2 bedroom detached bungalow — £295,000 Freehold

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Coopergreenpooks.co.uk

£295,000 Freehold — 2 bedroom detached bungalow

sales@cgpooks.co.uk

This neatly presented and extremely energy efficient detached bungalow offers practical and well-proportioned accommodation, occupying a lovely position within a popular village, while benefitting from a private rear garden, driveway parking and garage.

## KEY FEATURES

- Entrance hall with useful storage
- Good sized living/dining room with glazed double doors onto the garden
- Separate kitchen with a range of fitted units, space for appliances, and built-in pantry
- Two double bedrooms and a modern shower room with double length walk-in shower and vanity unit
- uPVC triple glazed windows, gas fired central heating, and solar panels connecting to a 6.5KW battery contributing to an EPC rating of A
- Private rear garden, laid to artificial lawn with paved and gravelled terraces, timber garden stores, and gated access to side
- Driveway to front providing parking and access to the single garage, which has an adjoining WC and store, and is linked to the rest of the bungalow via an inner hallway
- A very quiet and convenient location, a short walk from Pontesbury's excellent range of amenities, as well as being just 15 minutes from Shrewsbury town centre

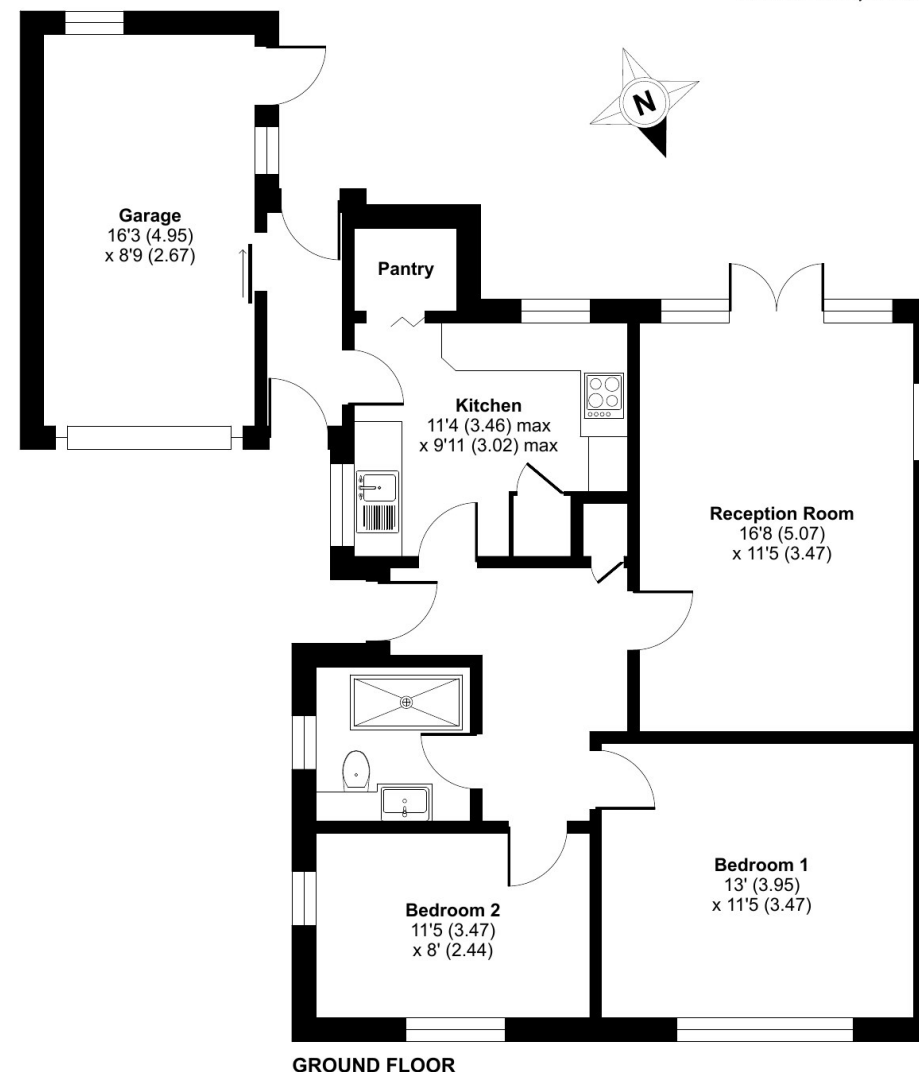
## Ashford Drive, Shrewsbury, SY5

Approximate Area = 735 sq ft / 68.3 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 877 sq ft / 81.5 sq m

For identification only - Not to scale









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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band C</b>
EPC Band	<b>Band A</b>
Services	<b>All mains services are connected</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



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

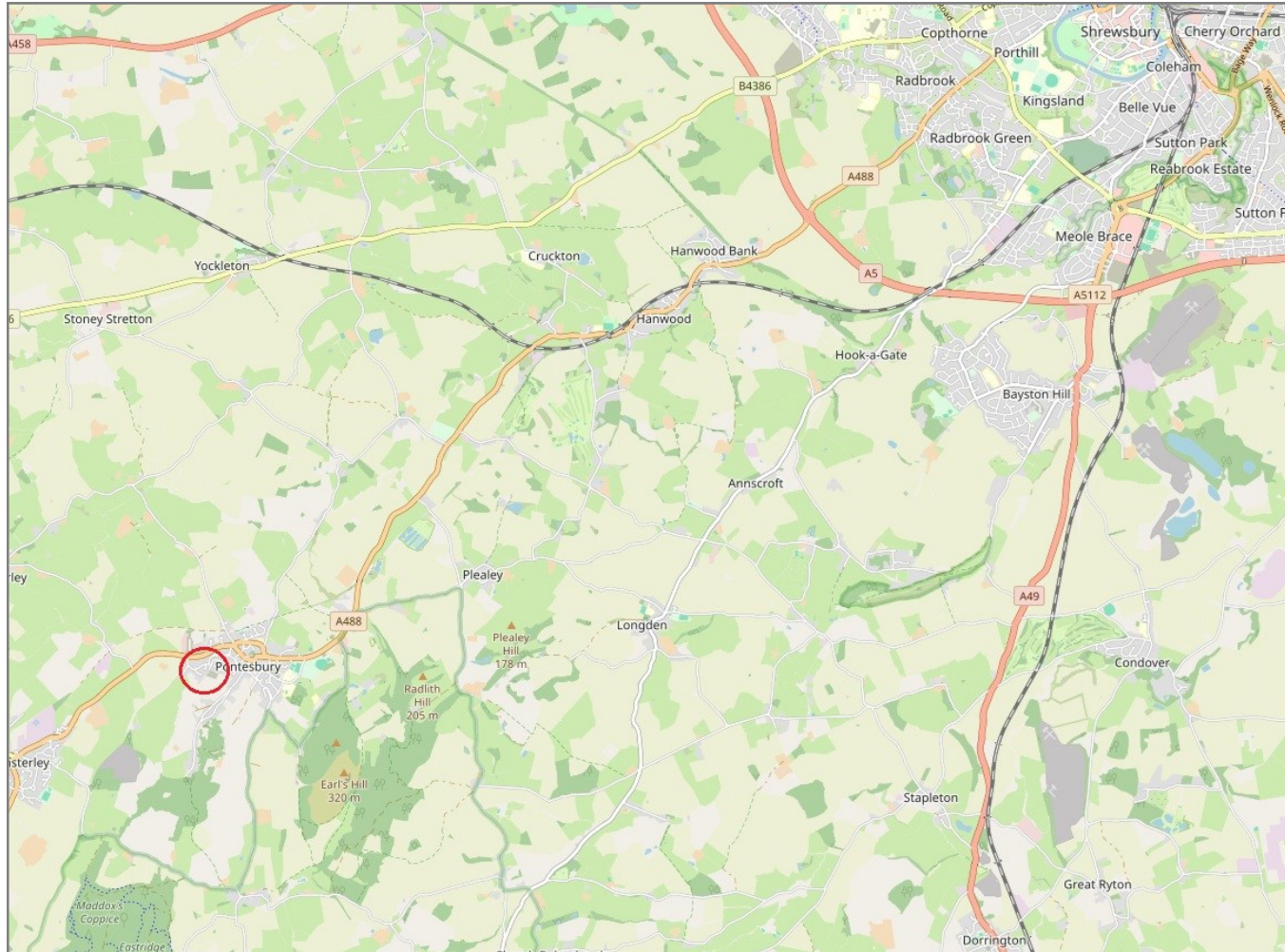
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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