ZJ&B

Zaza Johnson & Bath
Estate Agents

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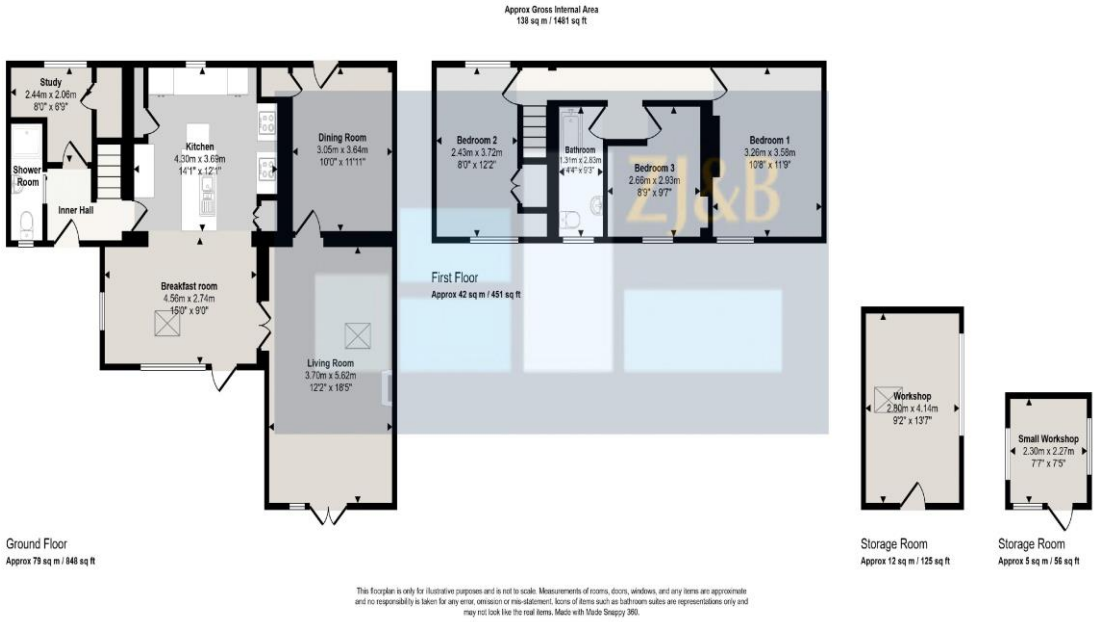
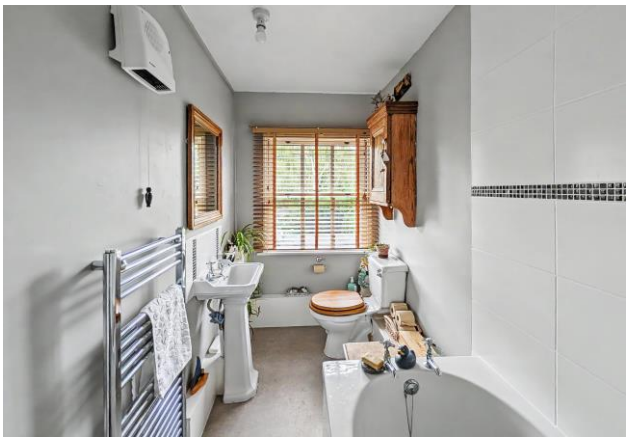
4 Station Road, Pontesbury, Shrewsbury, Shropshire, SY5 0QY

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



Energy performance certificate (EPC)

4 Station Road Pontesbury SHREWSBURY SY5 0QY	Energy rating **E**	Valid until:	**23 September 2036**
		Certificate number:	**2679-3066-6201-7346-7200**

Property type	Semi-detached house
Total floor area	111 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 E. It has the potential to be C.

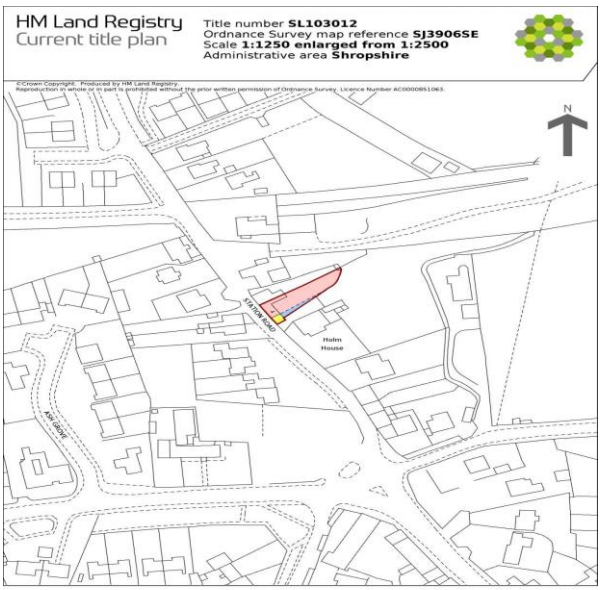
See how to improve this property's energy efficiency.

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 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