



Hilton, David Avenue, Pontesbury, Shrewsbury, SY5 0QB

Shrewsbury & Country House Sales

MILLER  
EVANS







Hilton, David Avenue, Pontesbury, Shrewsbury,  
SY5 0QB

**£450,000**

Freehold

- Spacious and versatile semi-detached home
- Accommodation can be utilised as a self contained annexe
- Four bedrooms, snug and bathroom to the first floor
- Living room/dining room, kitchen and garden room
- Family room, utility, shower room and study/bedroom 5
- Driveway providing ample parking
- Enclosed rear garden
- Popular village location close to excellent amenities



This spacious five bedroomed semi-detached home has been extended to provide versatile accommodation, with accommodation that can be utilised as a self contained annexe, briefly comprising; entrance hall, cloakroom, lounge/dining room, kitchen, garden room, family room, utility, study/bedroom 5 and shower room to the ground floor. On the first floor there are four good sized bedrooms, a snug and a refitted family bathroom. Driveway providing ample parking and an enclosed rear garden. The property benefits from gas fired central heating and double glazing.

The property is situated in the popular village of Pontesbury, approximately 8 miles south west of Shrewsbury. The village has an excellent range of amenities including; shops, schools, a medical practice and a Church. The modern amenities give the village a feel of living in an active rural community.













#### ENTRANCE HALL

#### CLOAKROOM

Wash hand basin, wc

#### LOUNGE / DINING ROOM

23'9" x 14'10"

Feature fireplace

Bay window to the front and French doors to the rear garden

#### KITCHEN

12'0" x 9'7"

Fitted with a range of matching wall and base units

Double doors to:

#### GARDEN ROOM

11'6" x 10'11"

Range of built in base units with plumbing for white goods

Door to garden/sun terrace

#### INNER HALL

Built in store cupboard.

Giving access to further accommodation, which could be used as an Annex if required.



#### FAMILY ROOM

10'10" x 18'4"

Double doors to garden

Door to front of the property

#### UTILITY ROOM / ANNEX KITCHEN

6'6" x 14'1"

Wall and base units with inset sink

#### SHOWER ROOM

Shower cubicle

Wash hand basin, wc

#### STUDY / BEDROOM 5

11'5" x 14'1"

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING with two store cupboards.

#### BEDROOM 1

12'0" x 14'10"

#### BEDROOM 2

11'6" x 13'5"





**BEDROOM 3**  
11'5" x 10'0"

**BEDROOM 4**  
11'5" x 10'10"

**SNUG**  
7'10" x 9'0"

#### **BATHROOM**

Attractively refitted with a free standing bath roll top bath with ball and claw feet  
Corner shower cubicle  
Wash hand basin, wc

#### **GARDENS AND GROUNDS**

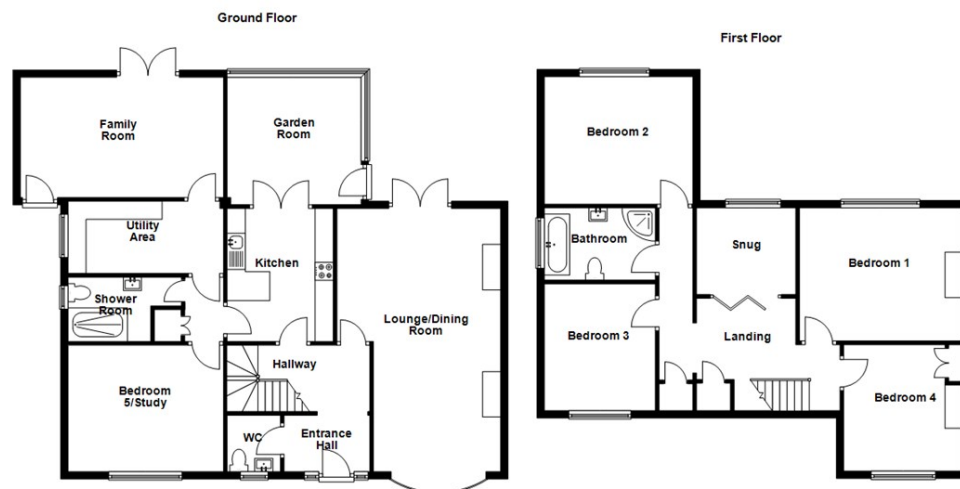
The property is approached over a generous brick paved driveway providing ample parking, flanked by front garden laid to lawn with a wide variety of shrub beds and borders.

Enclosed rear garden with a large paved patio and sun terrace providing ideal seating area, with retaining wall with steps leading to lawned area with selection of trees and shrubs and central magnolia tree. Garden store shed.



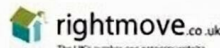
## HOW TO GET THERE

When approaching from Shrewsbury take the A488 (Bishops Castle Road). Continue through the village of Hanwood into Pontesbury. David Avenue will be found on the right hand side, just before entering the 'one-way' system.



Total area: approx. 2207.0 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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  
Tel: 01694 724700



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**Members of:** National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals

**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** William Miller • Sharon L. Langley (MARLA) **Consultant:** David C. Evans

| 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 |         |           |
| England & Wales                             | 59      | 73        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

## 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. Images may have been enhanced.

This property may be subject to additional management charges.

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.

## 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 with your decision to move.

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : D

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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