Roger Parry & Partners

Shalom Back Lane, Pontesford, Shrewsbury, SY5 0UD

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Offers In The Region Of £575,000

Recently constructed, architecturally designed three/ four bedroom detached family home, offering lovely views towards Pontesbury Hill. The property has the benefit of solar panels, air source heat pump and double glazing and is well-positioned for all the neighbouring amenities available in the sought after village of Pontesbury, the A5/ M54 road network and the town of Shrewsbury.

Floor Plan
(not to scale - for identification purposes only)

Ground floor Building 1

Floor 1 Building 1

N E S W

Approximate total area(1)

184.7 m²

1987 ft²

Reduced headroom

10.3 m²

111 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Enjoying a setting that offers views towards the distinctive Pontesbury Hill, placing it within easy reach of the charming village of Pontesbury and the broader appeal of the Shropshire countryside. Pontesbury itself provides a wealth of local amenities, including independent shops, a medical practice, a library, and popular primary and secondary schools (Mary Webb School and Science College). The village is a gateway to the Shropshire Hills Area of Outstanding Natural Beauty, offering endless opportunities for walking, cycling, and exploring some of England's most picturesque landscapes.

The larger historic county town of Shrewsbury is also conveniently accessible, renowned for its medieval architecture, vibrant cultural scene, diverse shopping (from independent boutiques to national chains), and excellent educational institutions.

The accommodation briefly comprises an spacious entrance hall, cloakroom, open-plan kitchen/diner with pantry leading into Living room and garden room, home office/ bedroom four and ground floor bedroom with en suite wet room facilities. To the first floor, there are double double bedrooms with en suite's. The property benefits from a large volume of electric sockets throughout, double glazing, solar panels and air source central heating with induvial thermostats in all rooms.

Reception Hallway
14'3" x 11'8" (4.35m x 3.56m)
Serving as a wonderful gateway to the ground floor accommodation. Tiled flooring with underfloor heating, cloaks cupboard and deep storage cupboard.

Cloakroom
6'10" x 3'0" (2.10m x 0.93m)
Fitted with low flush Wc and wash hand basin. Tiled walls and flooring.

Kitchen Diner
22'5" x 13'3" (6.85m x 4.06m)
The kitchen is beautifully fitted with range of units incorporating double stainless steel sink drainer unit with mixer taps set into worksurface. Further range of matching base units comprising cupboards and drawers. Bosch Induction hob with extractor hood over, built in single oven. Space for dishwasher and fridge freezer. Range of eye level wall units. Tiled flooring throughout with underfloor heating.

Pantry
7'5" x 3'6" (2.28m x 1.09m)
With shelving. Housing for the control panels for the underfloor heating.

Living Room
12'11" x 17'0" (3.94m x 5.20m)
With attractive slate fire hearth with log burner, under floor heating, TV point, French doors onto rear garden.

Garden Room
10'2" x 11'11" (3.11m x 3.65m)
Adjoins the rear garden, constructed of brick with timber frame and double glazed windows, tiled flooring, double door access to rear garden.

Lean to utility area.
Accessed from the kitchen and provides space for washing machine and tumble dryer, benefits from a sink unit.

Home Office/ Bedroom Four
7'1" x 8'4" (2.17m x 2.55m)
With under floor heating.

Principal Ground Floor Bedroom
15'7" x 12'0" (4.75 x 3.66m)
Range of Oak built-in wardrobes, French UPVC doors to rear garden, under floor heating and access to;

En Suite Wetroom
5'4" x 8'5" (1.65m x 2.58m)
Attractively fitted with low flush Wc and wash hand basin set into vanity unit with storage. Walk in shower with shower screen, fully tiled walls and flooring. Heated towel rail.

From the reception hall Oak staircase leads to first floor landing with two storage cupboards and access to bedrooms.

Guest Bedroom
12'9" x 15'10" (3.89m x 4.85m)
With radiator and beautiful views to Pontesbury Hill.

Walk-in Wardrobe
5'5" x 7'10" (1.66m x 2.40m)
With access into

En-Suite Bathroom
9'7" x 7'11" (2.93m x 2.42m)
Attractively fitted with low flush WC and wash hand basin set into vanity unit with a tiled splashback, shower unit with a splash board surround, corner bath with mixer taps, heated towel rail.

Airing Room/ Storage room
7'7" x 9'2" (2.33m x 2.80m)

Bedroom Two
12'3" x 9'8" (3.75m x 2.97m)
With fitted wardrobe and window to front and further velux window. Radiator.

Shower Room En-Suite
5'7" x 8'0" (1.72m x 2.44m)
Fitted with low flush Wc and wash hand basin set into vanity unit, shower unit with glass screen. Part tiled walls and heated towel rail. Velux window.

Outside
The property is approached over a driveway, offering ample parking for several vehicles. To the rear, an extremely attractive and beautifully landscaped garden that truly complements the home, while also enjoying those captivating views towards Pontesford Hill. Designed with both relaxation and sophisticated entertaining in mind, there is an paved patio area that flows directly from the principal reception rooms. The rear garden is mainly laid with lawn with established borders. Nestled within the garden is a charming Summer House with double doors, offering a versatile space that could be used as a quiet retreat or hobby room. There is also a further workshop/ store.

General Notes

TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric and water services are connected. We understand there is a private drainage connected, air source heat pump for central heating and solar panels. We understand the Broadband Download Speed is: Basic 7 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good Outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

General Services:

Local Authority: Shropshire
Council Tax Band: E
EPC Rating: B
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury,
Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.