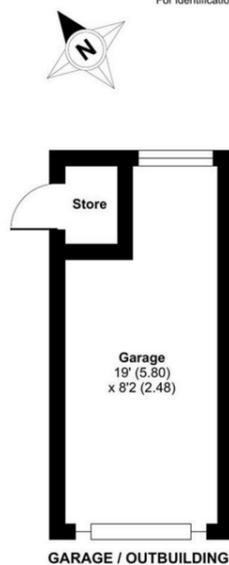
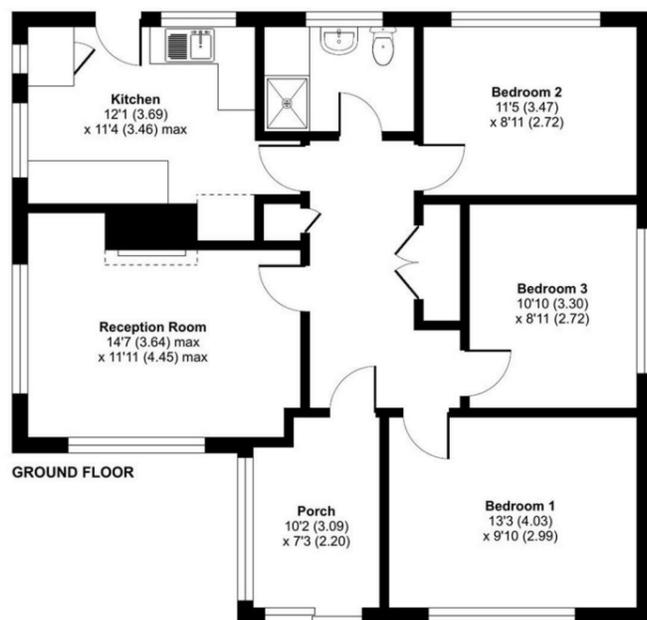


FOR SALE



Westcove, Back Lane, Pontesford, Shrewsbury, SY5 0UD

Approximate Area = 893 sq ft / 82.9 sq m (excludes store)  
Garage = 137 sq ft / 12.7 sq m  
Total = 1030 sq ft / 95.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1314100



FOR SALE

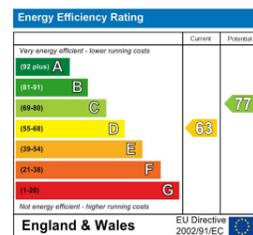
Offers in the region of £220,000

Westcove, Back Lane, Pontesford, Shrewsbury, SY5 0UD

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A highly desirable detached bungalow, requiring extensive renovation and improvement, set with a detached garage and generous wraparound gardens on the fringe of this highly desirable rural village.



01743 236444

Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 8.1 miles, Telford 21.4 miles. All mileages are approximate.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Desirable rural village
- Well proportioned accommodation
- Requiring extensive renovation and improvement
- Driveway parking and detached garage
- Generous wraparound gardens
- NO ONWARD CHAIN

**DESCRIPTION**

West Cove is a most appealing detached bungalow offering well proportioned accommodation which requires a compressive scheme of renovation and improvement. The accommodation currently provides a living room, breakfast kitchen three bedrooms and a bathroom. Outside, there is driveway parking and a detached garage. The gardens are especially generous in size and currently offer wraparound lawns, with floral shrubbery beds and borders. It should be note that the bungalow has a pleasant aspect towards Pontesford Hill.

**ACCOMMODATION**

Sliding patio door leads into:-

**CONSERVATORY**

Tiled floor wraparound double glazed windows and sliding doors with glazed roof. Part glazed door to:-

**ENTRANCE HALL**

With access to loft space, built in airing cupboard housing hot water cylinder, built in cloaks cupboard, doors off and to:-

**LIVING ROOM**

With dual aspect windows, tiled fireplace.

**BREAKFAST KITCHEN**

Quarry tiled floor, eye and base level units, wall mounted gas fired central heating oiler, space and connection for cooker, stainless steel sink unit and drainer, part glazed UPVC door to rear, built in storage cupboard.

**BEDROOM ONE**

With overhead fan and light.

**BEDROOM TWO**

With pleasant aspect over garden.

**BEDROOM THREE**

With window overlooking gardens.

**BATHROOM**

Providing a suite comprising low level WC, pedestal wash hand basin and shower cubicle.

**OUTSIDE**

The property is approached through twin gates, leading onto a tarmac driveway which offers parking and gives access to the detached garage.

**GARAGE**

With metal up and over entrance door.

**THE GARDENS**

The property is set fairly centrally in its plot and offers generous and extensive wraparound lawns, with established hedgerows and a variety of specimen trees. Positioned to the rear is a greenhouse, External cold water tap. Prospective purchasers may be pleased to note that the front gardens have a pleasant aspect towards Pontesford Hill.

**GENERAL REMARKS**

**AGENTS NOTE**

Prospective purchasers should note the property is located in an area of historic coal mining.

**ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**SERVICES**

Mains water, electricity and gas are understood to be connected. Private drainage. None of these services have been tested.

**COUNCIL TAX**

The property is in Council Tax band 'D' on the Shropshire Council Register.

**VIEWINGS**

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.