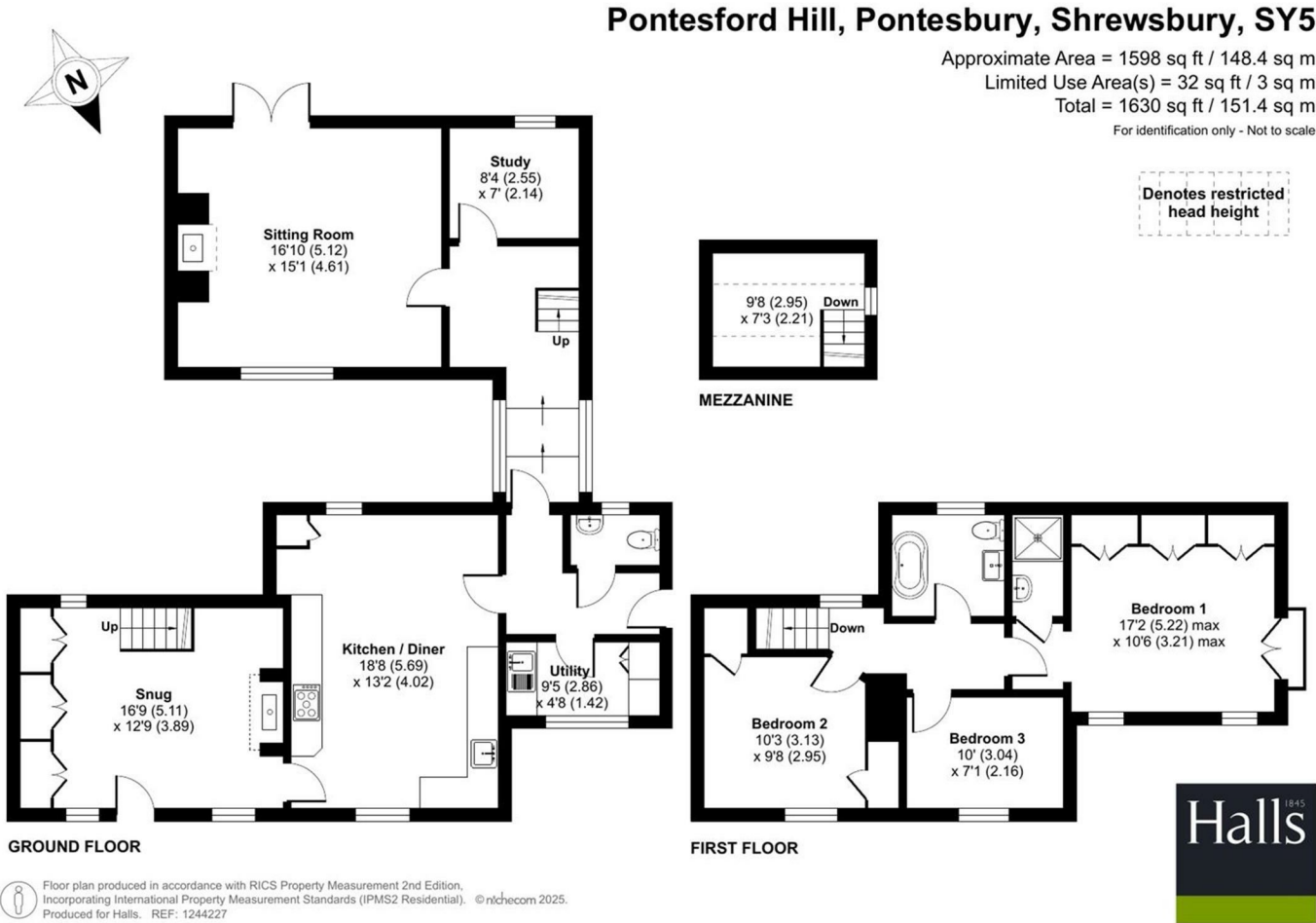


FOR SALE

2 The Green, Pontesford Hill Pontesbury, Shrewsbury, SY5 0UL



FOR SALE

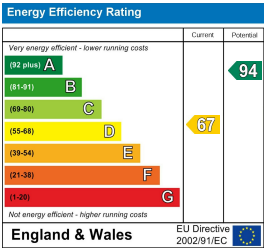
Guide Price £475,000

2 The Green, Pontesford Hill Pontesbury, Shrewsbury, SY5 0UL

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 most impressive and extended mature semi detached cottage, providing greatly enhanced accommodation, set with large gardens and a delightful outlook on the fringe of this popular village location.



01743 236444

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



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FOR SALE

MILEAGES: Shrewsbury Town Centre 7.5 miles and Telford 21.3 miles. All mileages are approximate.



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s





- Highly desirable village location
- Extended period cottage
- Fantastic living accommodation
- Air source heating
- Large rear gardens
- Lovely aspect

DIRECTIONS
From Shrewsbury proceed west taking the A488 through the village of Hanwood, continue along the A488 and on entering Pontesford take the first available left turn after the Wynnstay Stores. Continue for approximately 200 yds taking the first available left turn and the property will be found on the left hand after a short distance.

SITUATION
The property is attractively positioned on the fringe of the thriving and popular village of Pontesbury which benefits from a superb range of amenities including schools, selection of shops, post office, restaurant, public houses and a church. Purchasers will be pleased to note that there is a medical practice and dental surgery in the village, whilst a number of delightful countryside walks are available close by. In addition, the county town of Shrewsbury is easily accessible for commuters and has the benefit of a rail service together with with a comprehensive range of shopping, leisure and social facilities.

DESCRIPTION
2 The Green is a most impressive, mature semi detached cottage, which offers extended accommodation and has been greatly enhanced by the current owners. The key improvements that have been introduced include: the instillation of new windows and doors, introduction of air source heating, reconfiguration and enlarging of the utility room, fitting of a Clearview log burning stove to the snug.

The ground floor accommodation is especially generous and affords a flexible and versatile living environment, the living room has a vaulted ceiling and twin glazed french doors leading out to he rear gardens, in addition are two further reception rooms including a study and snug. The kitchen diner is a super space and offers a range of units, whilst also to the ground floor is the utility room and guest WC. To the first floor there are three bedrooms, the principle of which has a Juliet balcony with a lovely outlook towards Pontesford Hill and an en-suite shower room. The remaining two bedrooms are served by the family bathroom. Positioned above the study is a useful mezzanine floor, which could be utilised as a reading/additional office area. Outside, there is a generous gravelled driveway, which may well interest those with a motorhome/caravan. The gardens sit mostly to the rear and include a large patio seating area, beautiful flowing lawns and a number of well stocked shrubbery beds and borders.

ACCOMMODATION
Panelled part glazed entrance door leading into:

ENTRANCE HALL
With tiled floor, panelled glazed doors to inner hallway and doors off and to:-

GUEST WC
Low level WC, wall mounted wash hand basin. Extractor fan.

UTILITY
Providing eye and base level storage cupboards with stainless steel sink unit and drainer with mixer tap over, part tiled walls, space and plumbing for washing machine, additional fitted worktop with tall built in storage cupboard, space for tumble dryer.

BREAKFAST KITCHEN
With tiled floor and providing a range of eye and base level units comprising cupboards and drawers with solid worksurface area over and incorporating a Belfast sink unit with mixer tap over, tiled splash, space and connection for Range cooker, space for fridge freezer, wine rack. Ceiling downlighters, space and plumbing for dishwasher, triple aspect windows.

SNUG
With brick and quarry tiled fireplace, housing a Clearview log burning stove and exposed brick chimney breast. Bespoke fitted shelving and storage cupboards, staircase to first floor, part glazed access door to front.

INNER HALLWAY
With full length glazed panels, ceiling downlighters, staircase to mezzanine and doors off and to:-

SITTING ROOM
With vaulted ceiling, brick fireplace with log burning stove. Twin glazed french doors leading onto the generous patio and lovely gardens beyond.

STUDY
With ceiling downlighters.

MEZZANINE SEATING AREA
With eaves storage and lovely aspect towards Pontesford Hill.

FIRST FLOOR LANDING
With doors off and to:-

BEDROOM ONE
With extensive range of built in wardrobes, ceiling downlighters, twin glazed french doors with Juliet balcony with lovely outlook over farmland and towards Pontesford Hill.

EN-SUITE SHOWER ROOM
With slate tiled floor, providing a suite comprising wall mounted wash hand basin and shower cubicle with mains fed shower, inset tiling and sliding splash screen. Wall mounted heated towel rail and extractor fan.

BEDROOM TWO
With built in cupboard and access to loft space.

BEDROOM THREE

BATHROOM
With tiled floor and providing a white suite comprising low level WC, pedestal wash hand basin and roll top bath on clawed feet with feeder shower attachment, part tiled walls, ceiling downlighters and extractor fan.

OUTSIDE
The property is approached over a generous gravelled driveway, which provides ample parking for numerous vehicles, whilst giving pedestrian access to the front and side. Twin timber gates lead onto an additional gravelled area, which would be ideal for storage for a motorhome/caravan/boat.

THE GARDENS
To the front, the gardens are laid for ease of maintenance offering sections of lawn and gravel, together with floral and herbaceous borders. The rear gardens are especially generous in size and form a delightful feature. Adjacent to the living room, is a superb flagged patio entertaining area, which is ideal for Alfresco dining and includes pizza oven. Steps then rise to two main sections of flowing lawns, flanked by well stocked floral beds and borders, containing a number of different herbaceous plants and specimen trees. Two timber and felt storage sheds. Greenhouse. Central gravelled section gives access to a number of raised vegetable beds. Beyond the second section of lawn, a gate leads to a woodland area which contains a number of trees and could be utilised for a number of different purposes.

GENERAL REMARKS
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 drainage are understood to be connected. Air source central heating. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.

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