



15 WRAY DRIVE

PONTESBURY | SHREWSBURY | SY5 6FF





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Shrewsbury 12.5 miles | Telford 24.7 miles
(all mileages are approximate)

A PARTICULARLY SPACIOUS AND NEATLY PRESENTED MODERN
TERRACED HOME, OFFERING WELL PROPORTIONED ROOMS AND
GENEROUS GARDENS IN THIS HIGHLY SOUGHT AFTER LOCATION.

Most popular rural village
Well proportioned rooms
Neatly appointed
Generous rear gardens
Allocated parking for 2 vehicles



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed West taking the A488 through the village of Hanwood. On entering Pontesbury head into the village and onto the one way system. Continue passed the church and pharmacy and then get into the right hand lane. Take the right turn onto Hall Bank taking the left turn into Cricketers Meadow. Follow the road to the right and continue straight ahead and the property will be found on the left hand side.

SITUATION

The property is pleasantly located in the popular village of Pontesbury and is within walking distance of a number of amenities including pubs, restaurants, local shops, churches, medical, dental and veterinary surgeries, library and schools. The house is located close to Pontesford hill with its wonderful walks and spectacular views. A more comprehensive range of facilities are available in the county town of Shrewsbury. There is easy access to the A5 which links through to Oswestry to the north, Telford to the east and onto the M54 and national motorway network. There is also a rail service available in Shrewsbury town centre.

PROPERTY

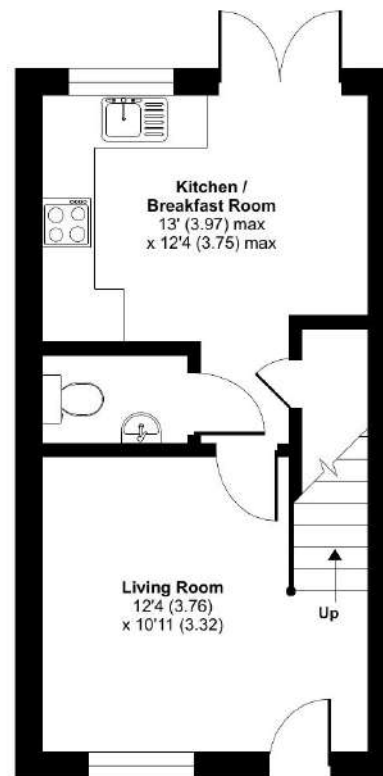
Occupying a prime position within this sought-after rural village, this attractively presented three-bedroom terraced home offers spacious and well-proportioned accommodation, combining modern convenience with a charming village setting.

Finished to an appealing standard throughout, the ground floor comprises a bright and welcoming living room, together with an impressive open-plan kitchen/dining area.

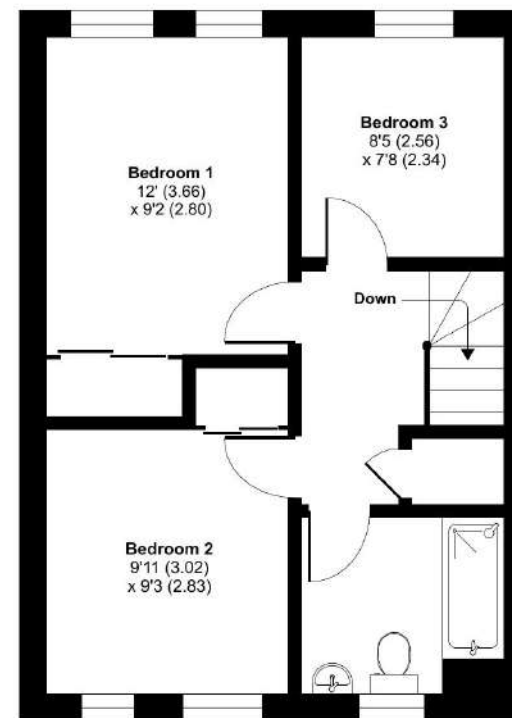


Approximate Area = 736 sq ft / 68.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1515771



The kitchen features a range of integrated appliances and generous workspace, while French doors provide direct access to the substantial rear garden, creating an ideal space for entertaining, relaxing and enjoying outdoor living.

Upstairs, there are three well-proportioned bedrooms, all served by a modern family bathroom fitted with a contemporary white suite.



OUTSIDE

Externally, the property benefits from off-street parking for two vehicles, along with an exceptionally generous rear garden featuring patio seating areas and attractive lawned spaces. A covered passage allows access from the front to the rear gardens.

Offering an excellent blend of rural charm, generous outdoor space and modern living, this appealing home is ideally suited to a range of buyers.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - B



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. 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.
2. 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.
3. The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



