



9 Brookmoors, Habberley Road, Pontesbury SY5 0RN

Shrewsbury & Country House Sales

MILLER
EVANS



9 Brookmoors, Habberley Road, Pontesbury
SY5 0RN

£269,950

Freehold

- Neatly kept terraced house
- Living room, kitchen/dining room and cloakroom
- Ground floor bathroom
- Three bedrooms and wc to the first floor
- Neatly kept enclosed rear garden
- Superb location in popular village
- Additional parking area to the rear of the property



This neatly kept and well presented, 3 bedroomed mid terraced property provides well planned accommodation throughout and briefly comprises entrance hall, living room, kitchen/dining room, downstairs bathroom, downstairs wc, cloakroom, 3 bedrooms and upstairs wc. A spacious driveway and a neatly kept rear garden. The property benefits from gas-fired central heating.

The property occupies a superb location in this popular residential area of Pontesbury where there are a range of excellent amenities including Primary and Secondary schools, a village shop/post office, popular public house/restaurant, supermarket and is on a frequent bus service to the nearby town centre. It is also well placed within easy reach of the Shrewsbury by-pass with the M54 motorway link.







INSIDE THE PROPERTY

ENTRANCE HALL

Window to the fore
Understairs storage cupboard.

LIVING ROOM

17'7" x 11'1"
Window to front
French doors opening onto a rear patio area
Feature log burner.

DOWNSTAIRS BATHROOM

Window to the rear
White panelled bath
Wash hand basin with mixer tap.

KITCHEN/DINING ROOM

23'2" x 8'3"
Providing spacious accommodation with a matching range of wall and base units
Window to the side
Access to :



CLOAKROOM

Window to side
Access to the rear of the property
Sliding doors to the downstairs wc.

DOWNSTAIRS WC

Wash hand basin
WC.

A STAIRCASE rises to the FIRST FLOOR LANDING

BEDROOM 1

9'6" x 11'1"
Window to rear.

BEDROOM 2

7'9" x 11'1"
Window to front

BEDROOM 3

11'1" x 7'0"
Window to rear.



UPSTAIRS WC
Window to rear.
Low flush WC

OUTSIDE THE PROPERTY

The property is approached over paved forecourt with shrub beds and borders and pathway to the reception area.

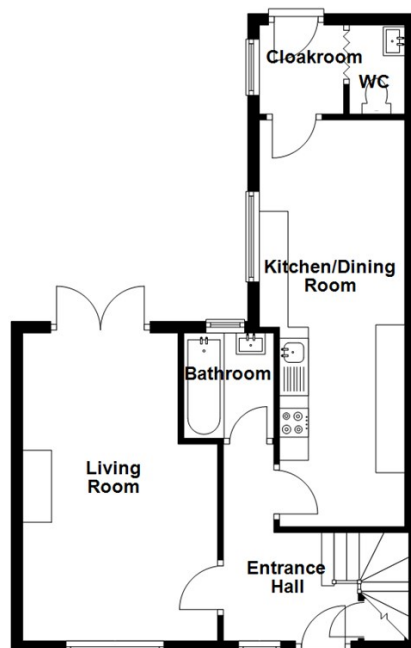
Enclosed rear garden with spacious patio area perfect for outside entertaining, there is a variety of additional seating areas, ideal for taking in the afternoon sun, and an area predominantly laid to lawn with floral borders and a garden shed.

Rear gated access leading to a large parking area, which could fit up to 4 cars.

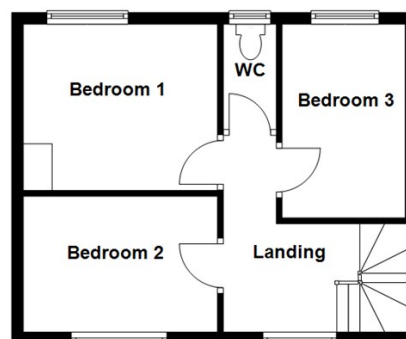
HOW TO GET THERE

When approaching from Shrewsbury take the A488 Bishops Castle Road, pass through Hanwood and Lea Cross and continue to Pontesbury. When approaching the centre of Pontesbury turn left onto Chapel Street, continue along Chapel Street for some distance, turning left into Habberley Road where the property will be found after a short distance on the right hand side.

Ground Floor

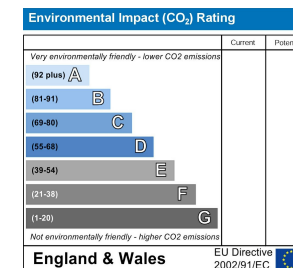
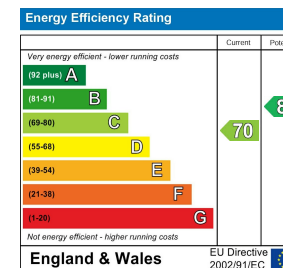


First Floor



Total area: approx. 908.9 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.



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.

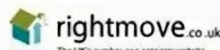
Council Tax Band : A

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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