# 12 St. Georges Gardens, Pontesbury, Shrewsbury, SY5 0TB

Shrewsbury & Country House Sales

MILLER EVANS

# 12 St. Georges Gardens, Pontesbury, Shrewsbury, SY5 0TB

## Offers In The Region Of £525,000

- Immaculately presented superior detached family home
- Extensively improved to include a range of high quality upgrades
- Impressive open-plan kitchen/dining room with bi-fold doors leading to a bright conservatory
- Spacious and inviting living room and study
- Utility and cloakroom
- Master bedroom with en suite rain shower room
- Three double bedrooms and luxuriously appointed family bathroom
- Well maintained and well stocked gardens
- Garage and parking
- Pleasant cul-de-sac position in this popular village location close to excellent amenities

Situated within a quiet and exclusive cul-de-sac in the sought-after village of Pontesbury, this superior four-bedroom detached home offers immaculate, beautifully presented accommodation that has been extensively improved by the current owners.

The property benefits from a range of high-quality upgrades, including a recently installed kitchen and bathrooms, a modern pressurised water system, gas central heating, and double glazing throughout.

A glazed entrance porch leads into a welcoming entrance hall, which in turn provides access to a pleasant and inviting lounge and a study. To the rear of the property, an impressive open-plan kitchen and dining room is fitted with contemporary units and a range of high-end integrated appliances, creating an ideal space for both everyday living and entertaining. This flows seamlessly into a bright conservatory overlooking the garden. Additional ground floor accommodation includes a useful utility room and a cloakroom. Upstairs, the master bedroom features a large built-in wardrobe with ample storage and a stylish en-suite shower room. There are three further generously sized double bedrooms, all benefiting from built-in wardrobes, and a luxurious family bathroom finished to a high standard.

This exceptional home combines modern comfort with elegant presentation, all within a desirable village setting.

GARDENS AND GROUNDS

Externally, the property is set within neatly maintained and well-stocked gardens to both the front and rear. The grounds feature manicured lawns, colourful floral borders, and a variety of specimen trees, creating an attractive and private outdoor space. There is an integrated garage and parking.

SITUATION

Pontesbury is a highly regarded village located a few miles south-west of Shrewsbury, nestled near Pontesford Hills nature reserve - an Area of Outstanding Natural Beauty. It offers an appealing blend of rural charm, strong community spirit, and excellent local amenities, making it particularly popular with families and those seeking village life within easy reach of a larger town.
The village itself is well-served, featuring a range of everyday facilities including shops, a post office, a medical practice, and well-regarded schooling at both primary and secondary levels, notably Mary Webb School and Science College.

GLAZED PORCH

ENTRANCE HALL
Understairs store cupboard

STUDY
11'9" x 5'8"

LIVING ROOM
15'0" x 11'0"

KITCHEN / DINING ROOM
10'7" x 28'0"

CONSERVATORY

UTILITY
5'0" x 6'9"

CLOAKROOM
Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

MASTER BEDROOM
10'8" x 12'6"

EN SUITE RAIN SHOWER ROOM

BEDROOM 2
14'8" x 12'8"

BEDROOM 3
10'11" x 13'0"

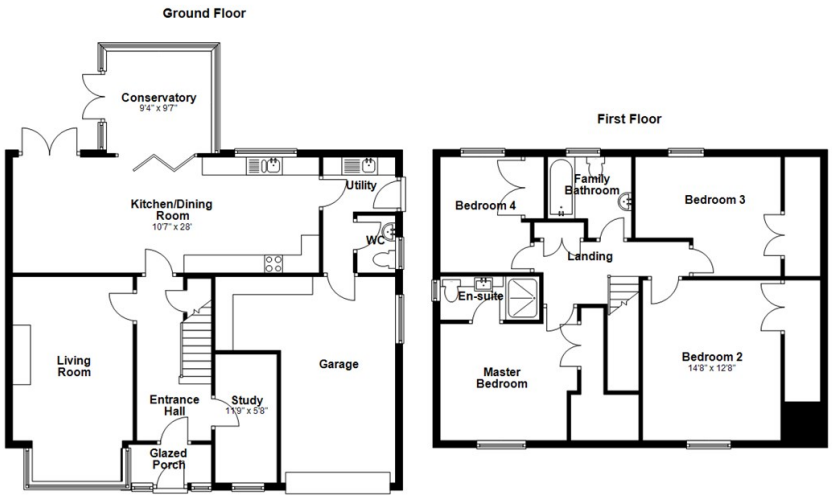
BEDROOM 4
10'7" x 7'5"

FAMILY BATHROOM

GARAGE

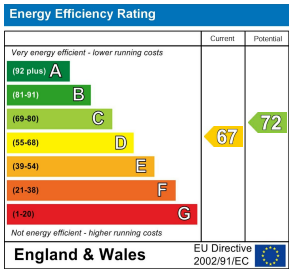
## HOW TO GET THERE

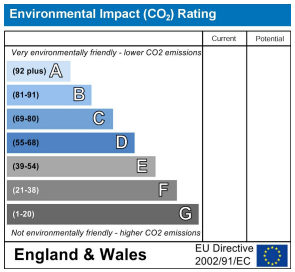
When approaching from Shrewsbury take the A488 Bishops Castle Road, passing through Hanwood and Lea Cross. Follow the road into Pontesbury. Just before entering the one-way system, turn left onto Chapel Street. Turn left onto Bogey Lane and left onto St Georges Gardens, where the property will be found.




Total area: approx. 2003.9 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.

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 oblication 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 : F

## LOCAL AUTHORITIES

Shropshire Council

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