



9 BROOKMOORS

HABBERLEY ROAD | PONTESBURY | SHREWSBURY | SY5 6RN

Halls 1845



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Shrewsbury 8.2 miles | Telford 21.4 miles
(all mileages are approximate)

A MOST DESIRABLE MID TERRACED HOME, OFFERING SPACIOUS
ACCOMMODATION, AN ENCLOSED REAR GARDEN AND GENEROUS
PARKING, IN A SOUGHT AFTER RURAL VILLAGE.

Popular village location
Walking distance of amenities
Well proportioned rooms
Low maintenance gardens
Generous parking area



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed along the Radbrook Road until reaching the A5 roundabout, heading straight over onto the A488. Continue through the village of Hanwood and having travelled through Pontesford passing The Nags Head public house on the right hand side continue into the village and take the first available left turn after the Village Hall onto Carver Street. Follow this road along, passing The Plough garage and public house on the right hand side. Heading in the direction of Habberley the property will be identified after a short distance on the right hand side.

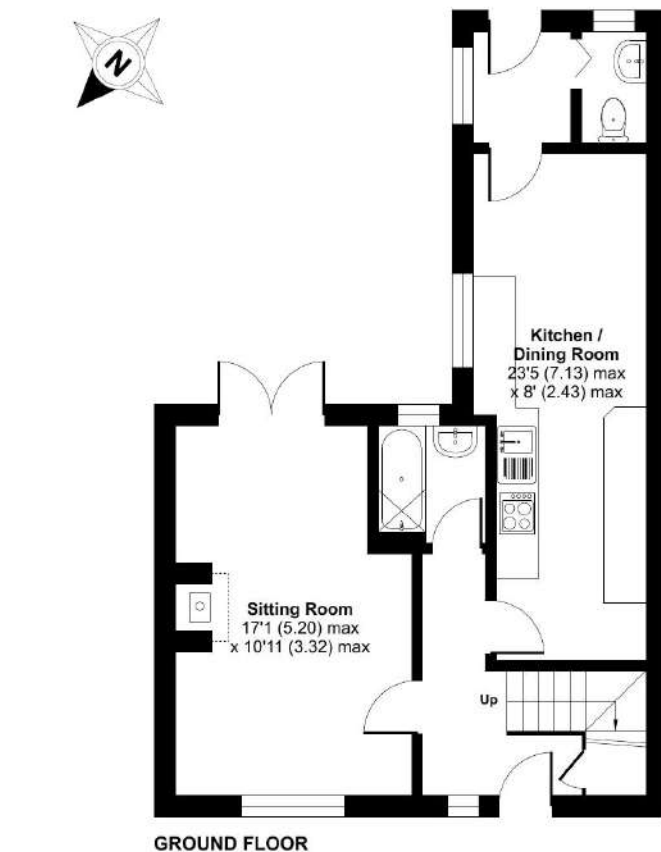
SITUATION

9 Brookmoors is pleasantly situated within the popular village of Pontesbury and is within walking distance of a number of amenities including local shops, churches, medical and dental surgeries, butchers, bakery, pubs, library and both primary and secondary schools. The property is located close to Pontesford Hill with wonderful walks and attractive views. Further facilities are available in the county town of Shrewsbury, whilst easy access can be gained to the A5 which links through to Oswestry to the north and Telford to the east and the M54 motorway. There is also a rail service available in Shrewsbury town centre.

PROPERTY

9 Brookmoors is an attractive and carefully maintained three-bedroom mid-terraced property, offering thoughtfully arranged accommodation over two floors. With spacious living areas, a pleasant enclosed garden and substantial parking to the rear, the property provides a comfortable home in a highly convenient village setting.

The accommodation begins with an entrance hall featuring useful understairs storage and leads into a spacious living room, with a window to the front, French doors opening onto the rear patio and an



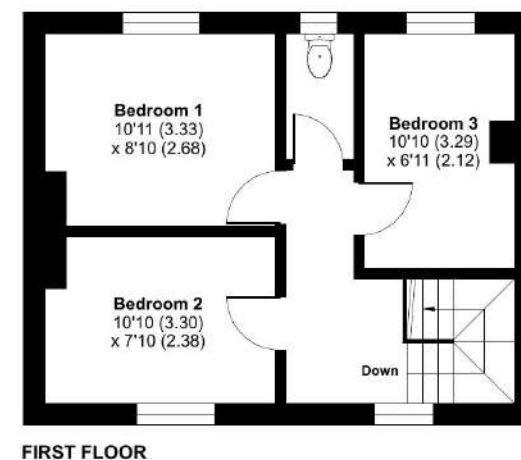
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1507924

attractive feature log burner creating a warm and inviting focal point.

The kitchen/dining room extends to approximately 23 feet in length and provides excellent space for both everyday family life and entertaining. The room is fitted with a matching range of wall and base units, with access through to the rear of the property. A ground floor bathroom and separate WC add further convenience.

Approximate Area = 885 sq ft / 82.2 sq m

For identification only - Not to scale



To the first floor are three well-proportioned bedrooms, with Bedroom One enjoying a pleasant rear aspect, while Bedrooms Two and Three offer further versatile accommodation. A separate WC completes the first-floor layout.





OUTSIDE

Outside, the property is approached over a paved forecourt with shrub beds, borders and a pathway leading to the entrance. The enclosed rear garden provides an attractive outdoor space, featuring a spacious patio ideal for entertaining, additional seating areas perfect for enjoying the afternoon sun, an area of lawn with floral borders and a useful garden shed.

A rear gate leads directly to a large additional parking area with space for up to four vehicles.

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 - A



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.

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.

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. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own 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 £30 (including VAT) per purchaser.



