



## **Bridgeway House, Brookside, Pontesbury, Shrewsbury, Shropshire, SY5 0QF**

**£387,000**

An individual 4 bedroom detached house in a private setting close to all that the popular village of Pontesbury has to offer. Living accommodation includes: Enclosed Porch, WC, Hall, Living Room, Dining Room, Large Kitchen/Breakfast Room, Side Lobby, Study, Garage. Upstairs are the main Bedroom with En-suite Shower Room, 3 further good sized Bedrooms and Family Bathroom. OCH, DG. Enclosed rear garden. No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

Wood effect uPVC double glazed entrance door.

### **Enclosed Porch**

Tiled flooring, 2 double glazed windows, double glazed door.

### **Hall**

Radiator, double glazed window, staircase leads to First Floor Landing.

### **Cloakroom/WC**

Fitted with white 2 piece suite providing wash basin and WC, tiled areas, radiator, shaver socket, double glazed front window.

### **Living Room**

Fireplace recess with Hunter glass fronted wood burner set to quarry tile hearth, radiator, large double glazed window to the front, wall and ceiling lights.

### **Dining Room**

Radiator, wall and ceiling lights, wide patio doors lead onto garden with views towards the church.

### **Kitchen/Breakfast Room**

Fitted with pine fronted units to 3 wall areas, laminated work tops, inset sink unit. Integrated appliances include electric oven, 4 ring electric hob with filter hood above, ample space for further appliances, tiled flooring, space for dining table, radiator, double glazed window overlooking garden, useful built in pantry cupboard.

### **Side Lobby**

Radiator, double glazed door to the front, door to Boiler Room.

### **Study**

Radiator, double glazed window to the front.

### **Boiler Room**

Floor mounted oil central heating boiler, double glazed window and door to the rear.

### **First Floor Landing**

Built in, shelved airing cupboard housing hot water cylinder, access to roof space.

### **Bedroom 1**

A large double room with radiator, range of fitted bedroom furniture, double glazed window with fine aspect to the front, archway to Dressing Area with built in wardrobes.

### **En Suite Shower Room**

Fitted with 3 piece white suite providing fully tiled shower cubicle, wash basin and WC, half tiled wall areas, heated towel rail, double glazed window to the front.

### **Bedroom 2**

Another double room with fitted bedroom furniture, radiator and double glazed window with views over the garden towards the village centre.

### **Bedroom 3**

Range of fitted bedroom furniture, radiator, double glazed window to the rear.

### **Bedroom 4**

Radiator, fitted bedroom furniture, double glazed window to the side.

### **Bathroom**

Fitted with white 3 piece suite providing bath with wall mounted shower unit and fully tiled walls around the bath, wash basin and WC, half tiled to further wall areas, heated towel rail, double glazed window.

### **Outside**

The property is approached via Brook Road over a bridge onto a private tarmac driveway shared with just 3 properties. Ample driveway parking. The front garden is laid to lawn.

### **Garage**

A good wide garage with up and over door, power and lighting, double glazed window and door to the rear.

### **Rear Garden**

An attractive rear garden enclosed by close boarded timber fencing with concrete posts. Approached onto a paved patio running the full width of the property with lawn beyond. Further patio to one side. Selection of shrubs and trees. External lighting and cold water tap.

### **Services**

We understand that mains water, drainage and electricity are connected to the property. Oil fired central heating.

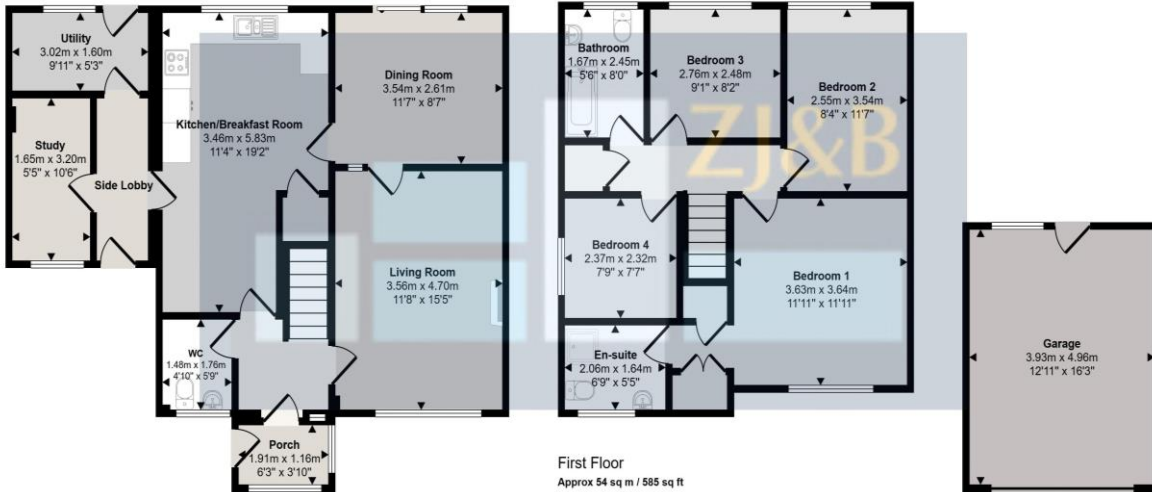
### **Council Tax Band E**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

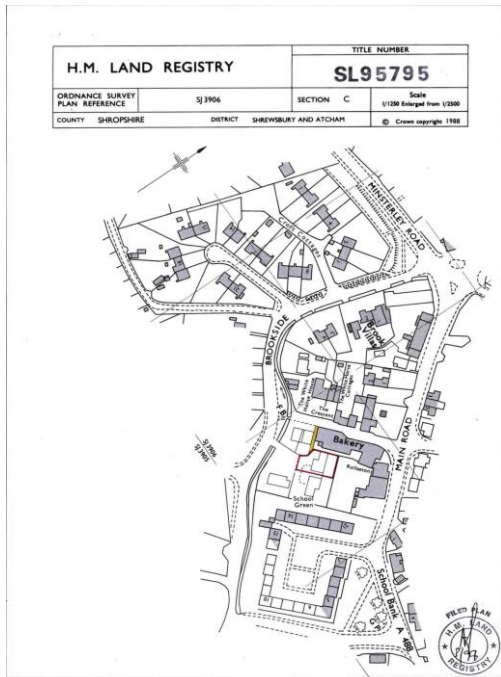


Approx Gross Internal Area  
148 sq m / 1590 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### FLOOR PLANS FOR GUIDANCE ONLY



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