HOLLAND BROADBRIDGE

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1 Wicket Avenue, Pontesbury, Shrewsbury, Shropshire, SY5 0FH

www.hbshrop.co.uk

Offers In The Region Of £529,000

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

The Property Ombudsman

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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in

The accommodation briefly comprises of the following: Storm canopy, reception hall, downstairs cloakroom, study, lounge with feature fireplace, modern bright and airy kitchen/dining room, utility room, access to former double garage is currently converted to a bar and games room (however this could be easily converted back) to a double garage as the double doors are still present at the front of the property, first floor landing, master bedroom with ensuite shower room, three further bedrooms and family bathroom, UPVC double glazing, gas fired central heating, double width driveway with parking for four vehicles, attractive neatly kept landscaped gardens forming a corner plot at front, side and rear. The rear benefits from a south west facing aspect. Viewing is highly recommended by the selling agent.

The accommodation in greater detail comprises:

An attractive and well-presented four-bedroom detached family home built by Shropshire Homes, occupying a desirable corner plot within the sought-after village of Pontesbury. Offering spacious and versatile accommodation extending to three reception rooms, this modern property combines contemporary family living with excellent energy efficiency and convenient access to local amenities. Pontesbury is a thriving village located approximately 7 miles south-west of Shrewsbury and offers an excellent range of everyday amenities including local shops, supermarkets, medical facilities, cafés, public houses, a post office, and community services. The village is particularly popular with families due to the presence of Pontesbury CofE Primary School and Mary Webb School and Science College, both within easy walking distance of the property. The location provides superb access to the surrounding countryside, with the renowned Shropshire Hills National Landscape nearby, offering extensive walking, cycling and outdoor recreation opportunities. Pontesbury is widely regarded as a gateway to the Shropshire Hills and enjoys a strong community atmosphere alongside excellent village facilities. For commuters, the property benefits from convenient road connections to Shrewsbury, the A5 and wider Midlands motorway network. Mainline rail services are available from, providing connections to Birmingham, Manchester, Cardiff and London. This is an excellent opportunity to acquire a spacious modern family home in a highly desirable village setting, combining generous accommodation with outstanding local amenities, excellent schooling and easy access to both Shrewsbury and the beautiful Shropshire countryside.

Storm canopy with step and composite UPVC entrance door leading into:

Entrance hall
Having staircase leading off, radiator, understairs storage cupboard.

From entrance hall door gives access to:

Downstairs cloakroom
Having low flush WC, corner wash hand basin, ceramic tiled flooring, radiator, UPVC double glazed window to front.

Door from entrance hall gives access to:

Lounge
19'7 into walk-in bay x 11'1
Having large walk-in feature inglenook with cast iron wood burner, oak mantle and raised tiled hearth, two UPVC double glazed window, walk-in UPVC double glazed bay window to front, radiator, double doors give access to open plan kitchen/diner.

Doors from entrance hall gives access to:

Study
8'9 x 8'4
Having UPVC double glazed window to front, radiator.

From entrance hall door gives access to:

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Open plan kitchen/dining room
27'5 x 11'0
Having a range of modern fitted eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel 1 1/2 sink drainer unit, integrated fridge freezer, integrated dishwasher, space for range cooker, stainless steel splash back and cooker hood above, two radiators, ceramic tiled floor, UPVC double glazed French doors and side screens leading out to an attractive enclosed rear garden, further UPVC double glazed window overlooking rear garden

Door from kitchen/diner gives access to:

Utility room
8'10 x 5'3
Having stainless steel single drainer sink unit with mixer tap, a range of fitted base units, fitted worktop, larder cupboard, space for washing machine, space for tumble dryer, radiator, ceramic tiled floor.

Fire door from utility room gives access to:

Games room/bar
16'2 x 16'2
This area was formerly the double garage with the up and over door still in situ and can be easily converted back if desired, two radiator, wooden laminate flooring, boiler room housing gas fired central heating boiler, bifold doors leading out onto the attractive enclosed rear garden, access to roof space.

From entrance hall stairs rise to:

First floor landing
Having access to roof space, cupboard housing hot water cylinder, further built-in airing cupboard with slated shelving.

From first floor landing doors give access to: Four bedrooms and family bathroom.

Bedroom one
14'8 max x 15'3
Having UPVC double glazed window to front, radiator, triple built-in wardrobe with floor to ceiling mirror fronted sliding doors.
Door to:

Ensuite shower room
Having glazed shower cubicle with Grohe shower, low flush WC, pedestal wash hand basin, ceramic tiled floor, fully tiled shower cubicle, half tiled to remaining walls, heated towel rail, extractor fan.

Bedroom two
12'2 x 9'1
Having UPVC double glazed window to front, radiator, double built-in wardrobe with floor to ceiling sliding mirror fronted doors.

Bedroom three
11'1 x 10'0
Having UPVC double glazed window overlooking the attractive enclosed rear garden, radiator.

Bedroom four
10'8 x 7'9
Having UPVC double glazed window overlooking the attractive enclosed rear garden.

Family bathroom
Having panel bath Grohe shower above with glazed folding shower screen to side, low flush WC, vanity unit, UPVC double glazed window, heated towel rail, fully tiled around bath, half tiled around remaining wall, ceramic tiled floor, extractor fan to ceiling.

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Outside
The property is situated on a corner plot and is approached via a double width tarmacadam driveway with ample parking for 4 vehicles. Steps with wrought iron railing lead up to entrance door flanked by elevated front garden which is laid to lawn, privet hedge to front. Side garden with privet hedge laid to lawn, outside lighting to front, paved pathway to side of property gives access to wooden gate which then leads to the:

Attractive neatly kept south west facing rear gard
Having extensive paved sun terrace, lawn gardens with flower, shrubs, roses and specimen trees, selection of outside lighting, outside cold water tap. The rear gardens are enclosed by brick walling and fencing.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

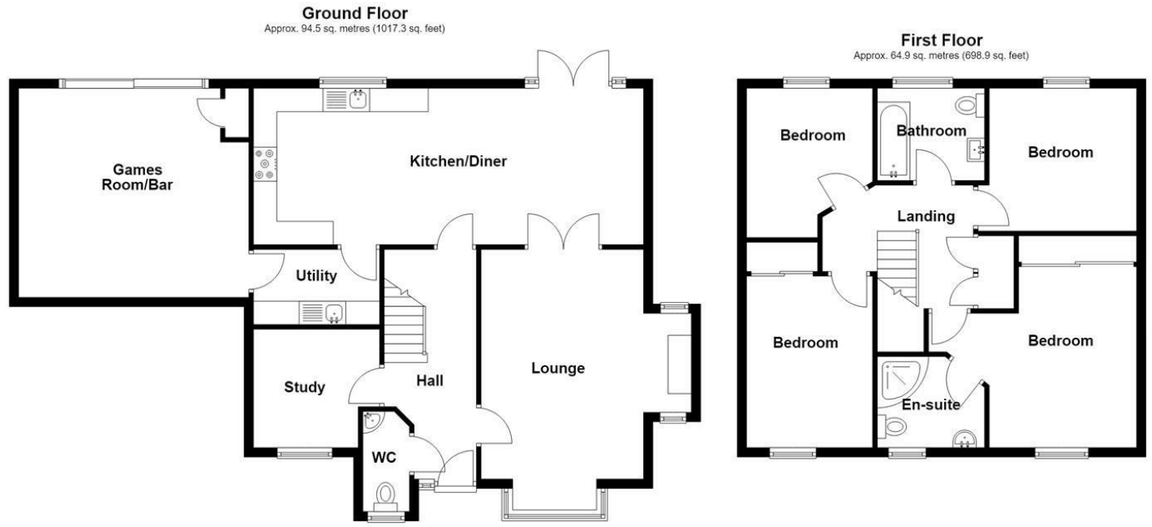
COUNCIL TAX BAND F

Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 159.4 sq. metres (1716.2 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.