



Roger  
Parry  
& Partners

2 Mount Way, Pontesbury, Shrewsbury, SY5 0RB



**2 Mount Way, Pontesbury, Shrewsbury, SY5 0RB**  
**Offers In The Region Of £300,000**

A generously proportioned three bedroom detached bungalow, ideally located in the popular village of Pontesbury, offering convenient access to Shrewsbury and the A5/M54 road network. Set on an excellent plot with gardens to the front, rear, and side, the property provides well presented and spacious accommodation comprising an entrance hall, living room, kitchen, shower room, three bedrooms, and a family bathroom. The property also benefits from a garage, driveway, and partial central heating.



The sought after village of Pontesbury has the benefit of a wide selection of amenities including a primary and secondary school, supermarket, church, butchers, GP surgery, chemist and public house. A regular bus service assists with access into the nearby Town of Shrewsbury which is approximately 8 miles away.

**Entrance Hallway**

With fitted carpets and radiator.

**Living Room**

With fitted carpets, open fireplace with decorative fire surround and tiled hearth and two radiators. Door provides access to inner hallway.

**Kitchen**

Fitted with a range of modern style base and wall units, stainless steel sink unit with taps, integrated four ring gas hob, Rayburn, space and plumbing for washing and space for fridge/ freezer, access to useful storage cupboard, tiled effect flooring. Door leads out to rear garden.

**Bedroom**

With fitted carpets and two electric heaters, door leads out to rear garden.

**Shower Room**

Fitted with a white modern suite comprising walk in shower cubicle with shower unit, low level flush wc, wash hand basin and heated towel radiator.

**Inner Hallway**

Provides access to the bedroom accommodation. Airing cupboard housing the hot water cylinder.

**Bedroom**

With fitted carpets, fitted wardrobes and radiator.

**Bedroom**

With fitted carpets, fitted wardrobes and radiator.

**Bathroom**

Fitted with a white suite comprising panelled bath with taps and shower head attachment, low level flush wc, wash hand basin with taps and radiator.

**Outside**

The property is approached from the roadside via a driveway, providing off-road parking and access to the GARAGE. The front garden is predominantly laid to lawn and is enhanced by a variety of established shrubs. The garage is fitted with an up-and-over door to the front, together with a side access door leading into the garden.

A particular highlight of the property is the enclosed rear garden, which is mainly laid to lawn and offers an excellent space for outdoor enjoyment. The garden also benefits from an outdoor store and a summer house and is enclosed by fencing. A pedestrian gate provides access to the side garden, which is also laid to lawn and complemented by a selection of mature trees and shrubs.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 7 Mbps & Superfast 71 Mbps. Mobile Service: Good outdoor and variable in-home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES AND FEE DISCLAIMER**

Roger Parry and Partners routinely refers vendors and purchasers 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.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

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Floor Plan  
(not to scale - for identification purposes only)



## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** C

**EPC Rating:** E

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.