



5 ASH GROVE

PONTESBURY | SHREWSBURY | SY5 0RQ





WHOEVER SAID
DIAMONDS ARE A
GIRL'S BEST FRIEND
OBVIOUSLY NEVER
OWNED A HORSE



5 ASH GROVE

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Shrewsbury 12.5 miles | Telford 24.7 miles
(all mileages are approximate)

AN IMMACULATELY PRESENTED AND BEAUTIFULLY APPOINTED SEMI
DETACHED HOUSE, PROVIDING DECEPTIVELY SPACIOUS
ACCOMMODATION SET WITH LOVELY GARDENS IN A QUIET CUL-DE-SAC.

Popular rural village location
Rooms of pleasing proportion
Immaculately presented throughout
Generous driveway parking and attractively maintained gardens
NO ONWARD CHAIN



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury Town Centre proceed west through Radbrook and upon reaching the A5 roundabout, continue straight across onto the A488 signposted Bishops Castle. Proceed through the villages of Hanwood and Lea Cross and on arrival at Pontesbury proceed straight into the village. Continue along the one way system passing the One Stop shop on the right hand side and upon reaching the junction by Zennas Chinese restaurant continue along Minsterley Road. Take the first right turn after the Congregational Church into Ashgrove and number 5 will be found after a short distance on the right hand side identified by a Halls For Sale Board.

SITUATION

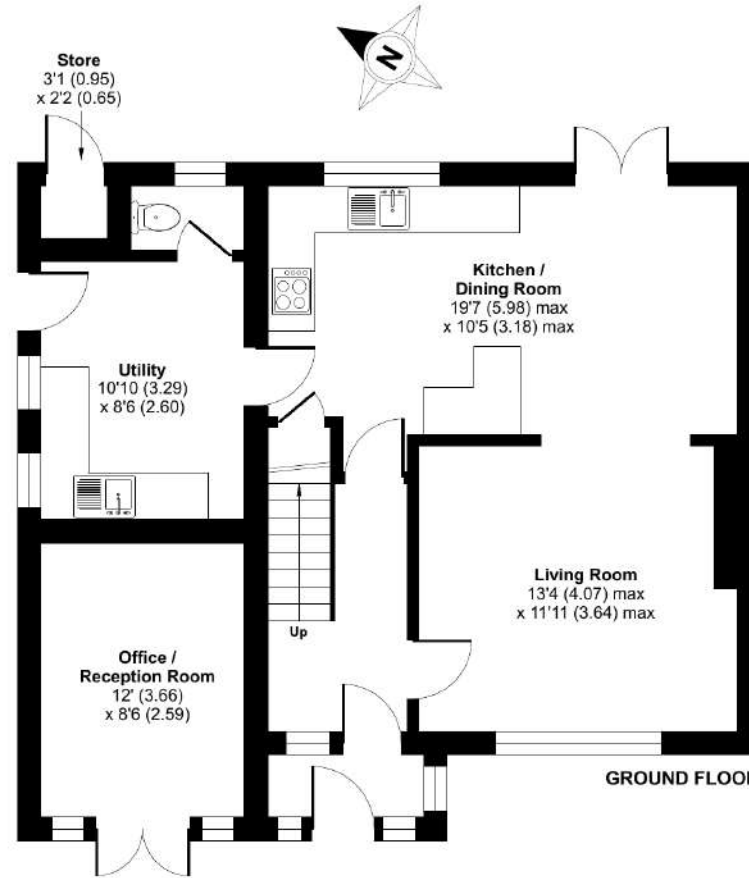
5 Ash Grove is pleasantly located in the popular village of Pontesbury and is within walking distance of a number of amenities including pubs, restaurants, local shops, churches, medical and dental surgeries, nursery, library and schools. The property is positioned close to Pontesford hill with its wonderful walks and spectacular views. A more comprehensive range of facilities are available in the county town of Shrewsbury. There is easy access to the A5 which links through to Oswestry to the north, Telford to the east and onto the M54 and national motorway network. There is also a rail service available in Shrewsbury town centre.

PROPERTY

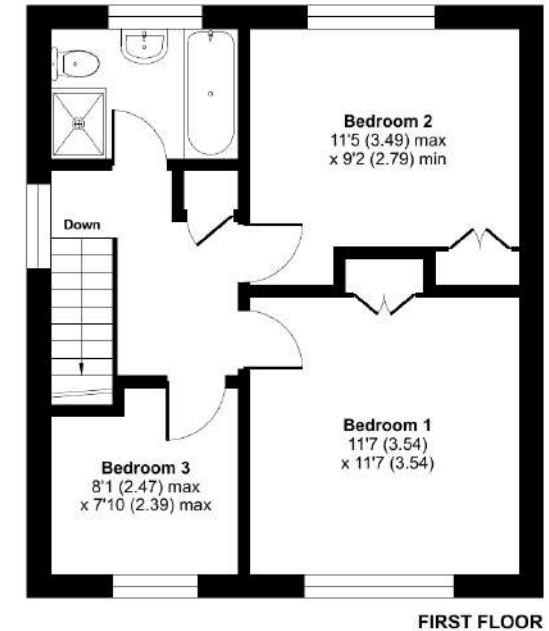
5 Ash Grove, Pontesbury is a beautifully presented and significantly improved semi-detached home, tucked away in a quiet cul-de-sac within this highly sought-after rural village, which benefits from a wide range of local amenities.

The accommodation begins with an entrance porch leading into a welcoming reception hall. At the heart of the home is a superb open-plan living kitchen diner, designed to create a stylish and sociable living space.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1467762



Approximate Area = 1047 sq ft / 97.3 sq m
Outbuildings = 104 sq ft / 9.6 sq m
Total = 1151 sq ft / 106.9 sq m
For identification only - Not to scale



The living area features a charming log-burning stove, while the kitchen diner is fitted with a contemporary range of modern units. A separate modern utility room adds practicality, and a versatile study/family room completes the ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms, all served by a modern family bathroom incorporating a separate shower cubicle.



OUTSIDE

Outside, the property enjoys generous driveway parking and is well positioned within its plot. The front garden features flowing lawns with attractive shrubbery borders, while the rear garden offers patio seating areas, neatly manicured lawns, and well-stocked flower and shrub borders, creating an ideal space for outdoor relaxation and entertaining.

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 – C



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.



