Roger Parry & Partners

18 Yarlington Orchard, Pontesbury, Shrewsbury, SY5 0SE

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Asking Price £425,000

Constructed by renowned local builders Shropshire Homes this is an attractive, deceptively well presented and spacious four bedroom detached family home located in a private cul de sac.

The accommodation includes: entrance hall, living/ dining room, kitchen, utility and cloakroom. On the first floor there is a principle bedroom with ensuite shower room, a further three double bedrooms and family bathroom. The property also benefits from enclosed rear garden, driveway parking, garage, gas central heating and uPVC double glazing.

Pontesbury is a sought after village location having an excellent variety of amenities and is well placed for easy access to Shrewsbury bypass which links up to M54 motorway network and medieval town centre of Shrewsbury. Early viewing goes highly recommended by the selling agent for the property and its village location can be fully appreciated.

Hallway
12'8" x 6'2" (3.88 x 1.89)
With tiled flooring, central heating thermostat, radiator and understairs storage cupboard.

Living Room
17'4" x 11'1" (5.30 x 3.39)
With fitted carpets, two radiators, bay fronted window, gas fire with tiled hearth and wood surround, glazed double doors lead through to:

Dining Room
11'4" x 10'2" (3.46 x 3.12)
With fitted carpets and French doors leading out to the rear garden.

Kitchen
11'3" x 10'3" (3.43 x 3.14)
With a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 ½ sink, Range cooker with gas hob above with stainless steel cooker canopy and stainless steel splash back, space for fridge freezer, integrated dishwasher, recessed LED spotlights to ceiling, tiled flooring, radiator and window overlooking rear garden.

Utility Room
7'7" x 5'2" (2.32 x 1.6)
With base units, fitted worktops and inset sink, space for appliances, Glow-worm gas fired boiler, tiled flooring, radiator, extractor fan, window to the side and door leading out to rear garden.

Cloakroom
3'6" x 5'4" (1.08 x 1.63)
Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, tiled flooring and window to the side.

Landing
3'0" x 11'6" (0.93 x 3.51)
From reception hall, stairs rise to the first floor landing with fitted carpet and access to roof space.

Principle Bedroom
12'11" x 11'1" (3.96 x 3.4)
With fitted carpet, fitted wardrobes, central heating thermostat, radiator and window to the front. Door leads to:

En-suite Shower Room
4'7" x 6'1" (1.4 x 1.86)
Having large tiled shower cubicle, wash hand basin, low flush WC, part tiled to walls, tiled flooring, radiator and window to the front.

Bedroom
11'6" x 10'3" (3.51m x 3.12m)
With fitted carpets, fitted wardrobe, radiator and window to the rear.

Bedroom
13'9" x 8'8" (4.21 x 2.66)
With fitted carpet, radiator and window to the front.

Bedroom
10'2" x7'11" (3.12 x2.42)
With fitted carpet, radiator and window to the rear.

Family Bathroom
5'7" x 7'10" (1.72 x 2.41)
Having a three piece white suite comprising: panelled bath, wash hand basin with storage cupboards below, low flush WC, tiled floor, part tiled to walls, shaver point, extractor fan and window to rear,

Garage
16'6" x 8'7" (5.03 x 2.62)
With up and over door to the front.

Outside
To the front, the property enjoys a neatly maintained lawn alongside a tarmac driveway, which provides convenient access to the garage. To the rear, the garden has been attractively landscaped, featuring a variety of planted trees and shrubs that create a pleasant and well-established outdoor space.

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, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 11 Mbps & Superfast 112 Mbps. Mobile Service: Good Outdoor. We understand the Flood risk is: Rivers and the Sea: Low & Surface Water: High. We would recommend this is verified during pre-contract enquiries.

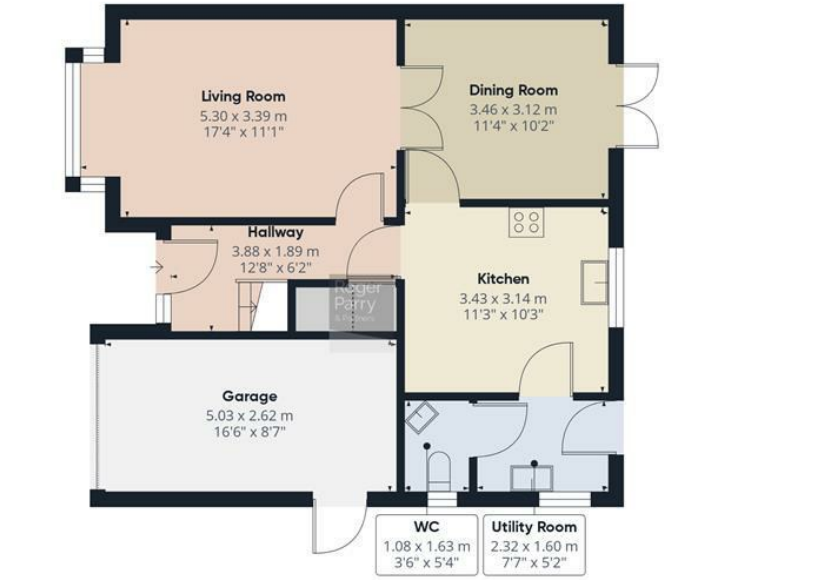
COUNCIL TAX BANDING
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

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.

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



Ground floor

Floor 1

N E W S

Approximate total area(1)

123.6 m²

1328 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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General Services:

Local Authority: Shropshire Council
Council Tax Band: E
EPC Rating: C
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

01743 343343

Roger Parry & Partners

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 t o 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 s hould 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 b een 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.