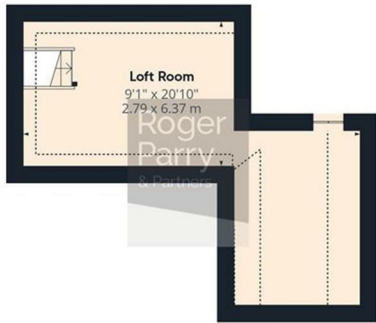
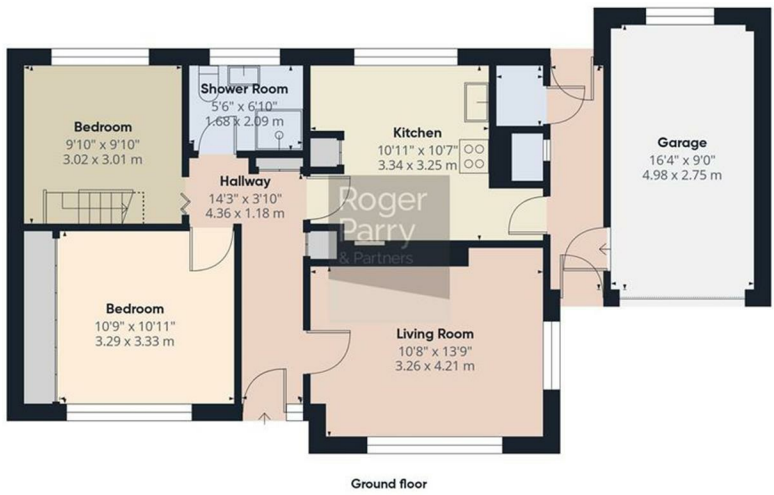


FOR SALE

8 Ashford Drive, Pontesbury, Shrewsbury, Shropshire, SY5 0QP



FOR SALE

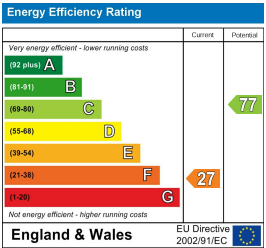
Offers in the region of £325,000

8 Ashford Drive, Pontesbury, Shrewsbury, Shropshire, SY5 0QP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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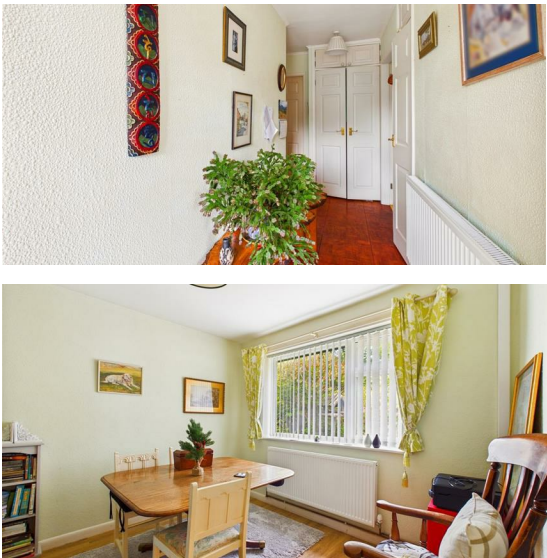



1 Reception Room/s


2 Bedroom/s


1 Bath/Shower Room/s


1 Bath/Shower Room/s



- Immaculately presented throughout
- Stunning mature gardens
- Kitchen/breakfast room with pantry
- Sitting room and separate dining room/bedroom with access to the dormer room
- Private driveway
- Desirable village location

DIRECTIONS

From Shrewsbury, proceed west along the A488 and continue through the village of Hanwood, on entering Pontesbury, follow the one way system past the church and continue down the centre of the village. At the next junction, keep left, heading along Minsterley Road and take the first left turn into Ashford Drive. Continue along and the property will be found on the right hand side.

SITUATION

The property is most conveniently situated within the popular village of Pontesbury, which benefits from an excellent range of amenities including schools, a selection of shops, post office, restaurant, public houses and church. Purchasers will be pleased to note there are medical and dental surgeries available in the village. The county town of Shrewsbury is easily accessible for commuters and has the benefit of a rail service together with a comprehensive range of shopping, leisure and social facilities.

DESCRIPTION

8 Ashford Drive is a highly appealing and particularly well maintained property which will no doubt create excellent market appeal. The ground floor offers a generous light, breakfast kitchen, neatly appointed shower room, sitting room to the front of the property with fireplace, dining room/2nd bedroom to the rear over looking the gardens that has stairs leading to the dormer room that is open and offers a great deal of flexibility and superb storage into the eves. Completing the ground floor accommodation is the main bedroom, the integral garage and a small outhouse.

OUTSIDE

Outside, there is a generous amount of driveway parking, together with a garage, whilst the gardens, which sit predominantly to the rear are extensively lawned, with patio seating areas and well stocked shrubbery beds and borders.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.