



1 The Pines, Linley Avenue, Pontesbury, Shrewsbury,  
SY5 0TE

Shrewsbury & Country House Sales

MILLER  
EVANS



1 The Pines, Linley Avenue, Pontesbury,  
Shrewsbury, SY5 0TE

**£289,950**

Freehold

- A pleasant, modern, semi-detached house
- Three bedrooms and bathroom with shower
- Kitchen and cloakroom
- Living room/dining room opening to a sun room
- Well stocked gardens and driveway providing parking
- Pleasant corner plot
- Popular village location close to amenities
- Pleasant countryside walks available directly from the property



This well appointed, modern three bedroom semi-detached house provides comfortable accommodation briefly comprising; entrance hall, cloakroom, kitchen, living room/dining room opening to a sun room with French doors to the rear garden. Three bedrooms and bathroom with shower cubicle to the first floor. The property enjoys a well stocked garden and driveway providing parking. Gas fired central heating and double glazing.

Situated in the centre of this popular village and occupies a convenient position approx. 8 miles south west of Shrewsbury and is also within walking distance of all village amenities including shops (co-op supermarket and One stop shop), schools, doctor's surgery, chemist, library and a church. Pontesbury is a thriving community and the property enjoys access to beautiful country walks including Pontesbury and Earls Hill.







## ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### KITCHEN

12'5" x 8'4"

Fitted with a range of modern matching wall and base units with integrated appliances

### LOUNGE / DINING ROOM

15'10" x 13'8"

French doors opening to:

### SUN ROOM

11'4" x 10'10"

Vaulted ceiling and picture windows overlooking the garden

French doors to the rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

11'11" x 8'10"

Built in wardrobes



### BEDROOM 2

10'8" x 8'2"

### BEDROOM 3

8'2" x 6'4"

### BATHROOM

Panelled bath

Shower cubicle

Wash hand basin, wc

### GARDENS AND GROUNDS

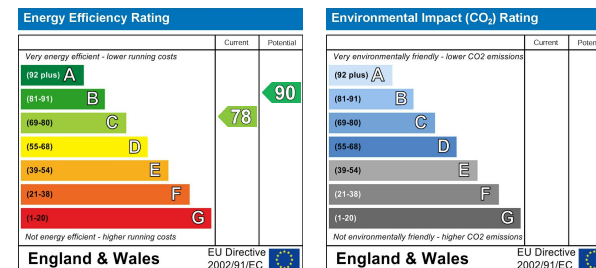
The property occupies a pleasant corner plot and enjoys considerable privacy with large hedging to the front. Private front garden laid to lawn with well stocked shrub beds and a selection of fruit trees.

Pathway to the side of the property leading to the rear garden, which is well maintained and laid to lawn with a gravelled patio and raised beds and borders. Rear access via five bar wooden entrance gates over a driveway providing parking.



## HOW TO GET THERE

When approaching from Shrewsbury take the A488 to Bishop's Castle road through Hanwood, Lea Cross and Pontesford. Having reached Pontesbury, after passing Connections a thriving cafe, Post Office and gift store, take the next turn left onto Bogey Lane, and then the first right hand turn onto Linley Avenue. You will see No1The Pines immediately on your left.



## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced.

This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

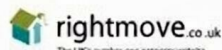
Council Tax Band : C

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

**MILLER  
EVANS**

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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