



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**9 Brookmoors, Habberley Road, Pontesbury SY5 0RN**

**Offers in the Region  
of £269,950**

To view this property please call us on **01743 236 800** Ref: C7753/WM/MU

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# A neatly kept and well presented, 3 bedroomed mid terraced property.

This neatly kept and well presented, 3 bedroomed mid terraced property provides well planned accommodation throughout and briefly comprises entrance hall, living room, kitchen/dining room, downstairs bathroom, downstairs wc, cloakroom, 3 bedrooms and upstairs wc. A spacious driveway and a neatly kept rear garden. The property benefits from gas-fired central heating.

The property occupies a superb location in this popular residential area of Pontesbury where there are a range of excellent amenities including Primary and Secondary schools, a village shop/post office, popular public house/restaurant, supermarket and is on a frequent bus service to the nearby town centre. It is also well placed within easy reach of the Shrewsbury by-pass with the M54 motorway link.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

Window to the fore  
Understairs storage cupboard.

### LIVING ROOM

17'7" x 11'1" (5.35m x 3.38m)  
Window to front  
French doors opening onto a rear patio area  
Feature log burner.

### DOWNSTAIRS BATHROOM

Window to the rear  
White panelled bath  
Wash hand basin with mixer tap.

### KITCHEN/DINING ROOM

23'2" x 8'3" (7.07m x 2.52m)  
Providing spacious accommodation with a matching range of wall and base units  
Window to the side  
Access to :

### CLOAKROOM

Window to side  
Access to the rear of the property  
Sliding doors to the downstairs wc.

### DOWNSTAIRS WC

Wash hand basin  
WC.

A STAIRCASE rises to the FIRST FLOOR LANDING

### BEDROOM 1

9'6" x 11'1" (2.89m x 3.37m)  
Window to rear.

### BEDROOM 2

7'9" x 11'1" (2.36m x 3.37m)  
Window to front

### BEDROOM 3

11'1" x 7'0" (3.37m x 2.14m)  
Window to rear.

### UPSTAIRS WC

Window to rear.  
Low flush WC

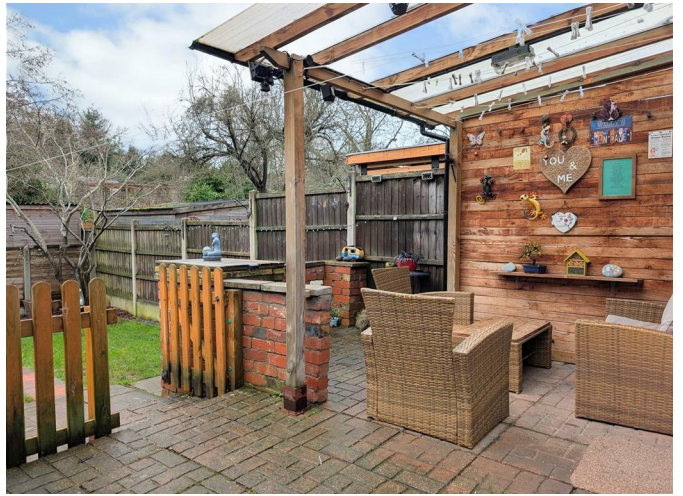
## OUTSIDE THE PROPERTY

TO THE REAR there is a spacious brick laid patio area perfect for outside entertaining, there is a variety of additional seating areas, ideal for taking in the afternoon sun, and an area predominantly laid to lawn with floral borders and a garden shed. Past the rear gated access is a large parking area, which could fit up to 4 cars.





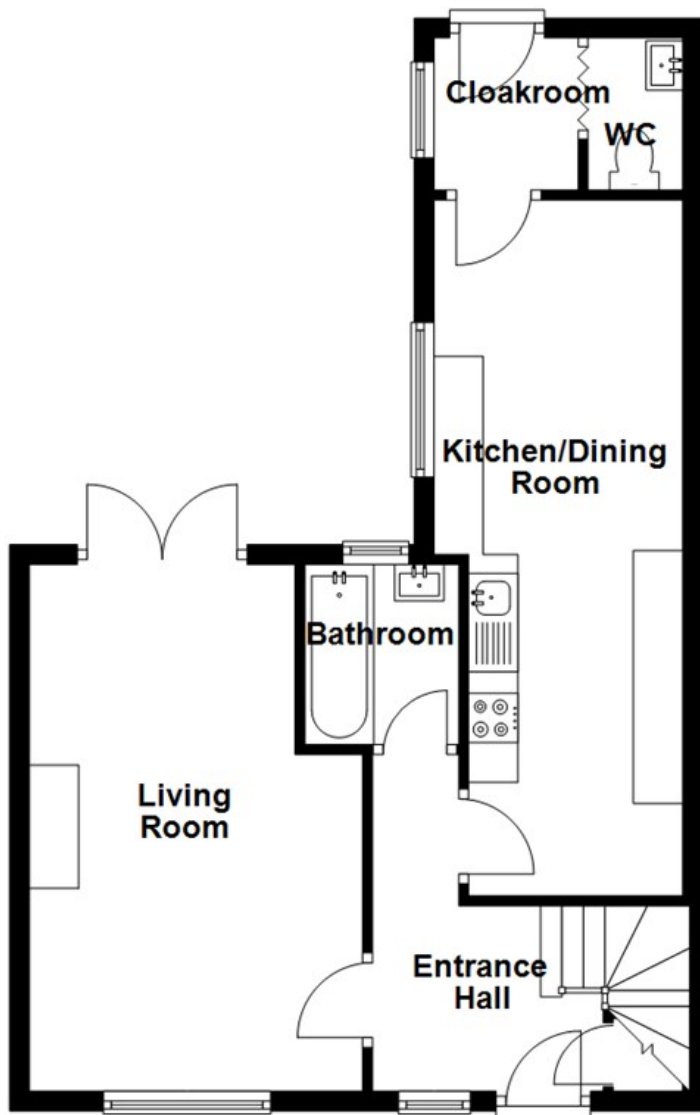




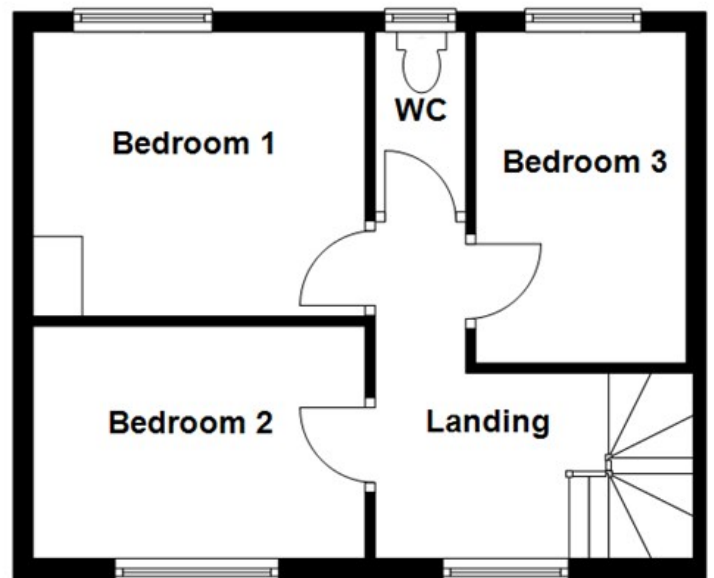
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FLOOR PLANS ...

**Ground Floor**



**First Floor**



Total area: approx. 908.9 sq. feet

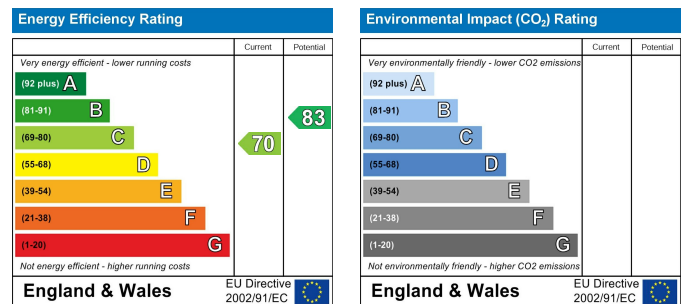
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 Bishops Castle Road, pass through Hanwood and Lea Cross and continue to Pontesbury. When approaching the centre of Pontesbury turn left onto Chapel Street, continue along Chapel Street for some distance, turning left into Habberley Road where the property will be found after a short distance on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: A

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.

### 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.

### 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 you with your decision to move.

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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