



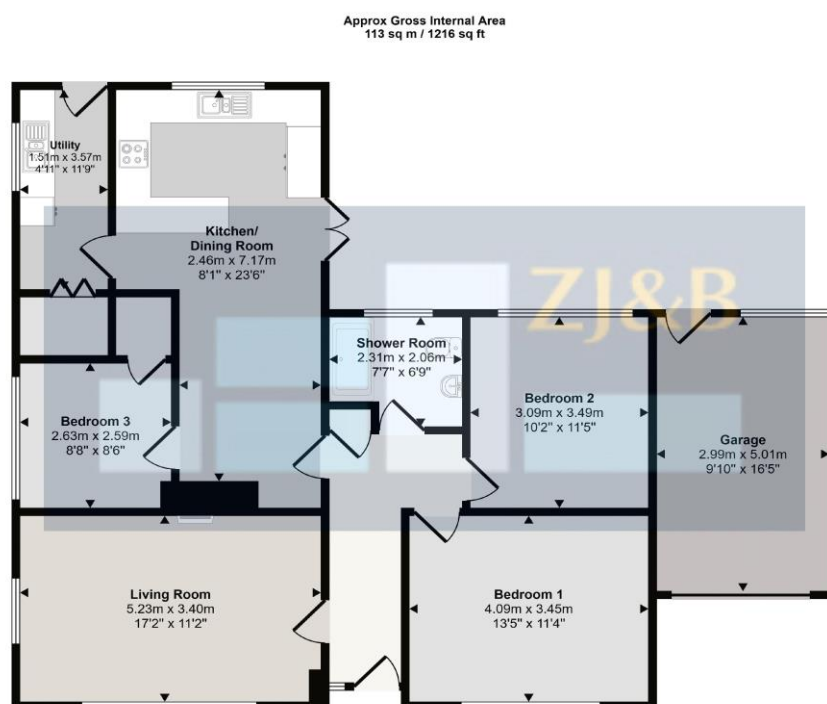
## 20 Ashford Avenue, Pontesbury, Shrewsbury, Shropshire, SY5 0QN

**Offers Over £400,000**

**A fully modernised, tastefully extended, 3-bedroom detached bungalow in a quiet, private cul-de-sac enjoying a great position in this popular village.**



This fully modernised, tastefully extended, 3-bedroom detached bungalow must enjoy one of the best positions in the village, in a quiet, private cul-de-sac enjoying views across glorious countryside. The bungalow has an excellent frontage, ample driveway parking and a garage. Internally, the accommodation is entered via a central entrance hall, and the good-sized living room to the front of the property has a wood burner. The two main bedrooms are to the right of the hall, and both comfortably accommodate double beds. The shower room is beautifully fitted and is to the right of the hall. To the far left of the hall, the property has been tastefully extended, setting it apart from the majority of bungalows on the Ashford Development, with a superb extended kitchen/dining room and a great range of integrated appliances, overlooking the extensive garden and views over to Pontesford Hill. A door leads to a utility with a large walk-in store, and the extension also provides the 3rd bedroom, currently used as a snug/sitting room, adding to the overall versatility of the bungalow. The accommodation should certainly impress clients, and the gardens, in our view, are the icing on the cake, a generous size, but easily manageable. Predominantly laid to lawn with decked areas, raised vegetable beds, and an excellent variety of plants and shrubs and bordering open fields, we recommend giving this bungalow your full attention.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**FLOOR PLANS FOR GUIDANCE ONLY**



Find an energy certificate (/)

English | Cymraeg

## Energy performance certificate (EPC)

20 Ashford Avenue Pontesbury SHREWSBURY SY5 0QH	Energy rating	Valid until:	22 January 2033
	<b>C</b>	Certificate number:	0190-2247-7097-2327-3035

**Property type** Detached bungalow

**Total floor area** 94 square metres

### Rules on letting this property

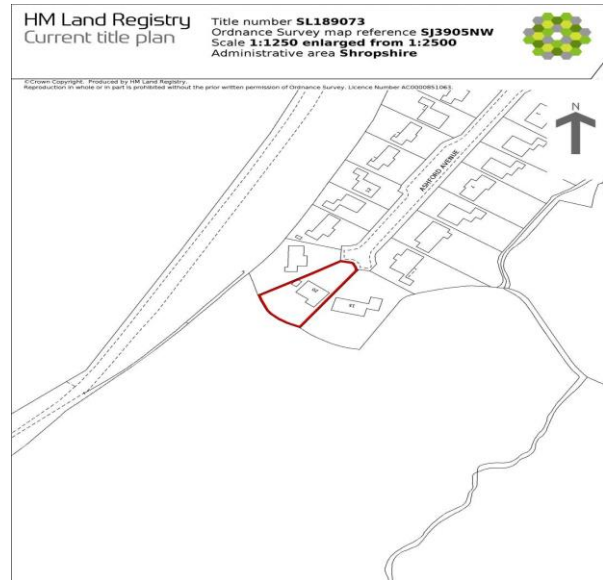
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



This is a copy of the title plan on 13 MAY 2026 at 14:58:12. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

## Council Tax Band C

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**NB:** The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

**01743 248351**

**Whole of Market** clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**