



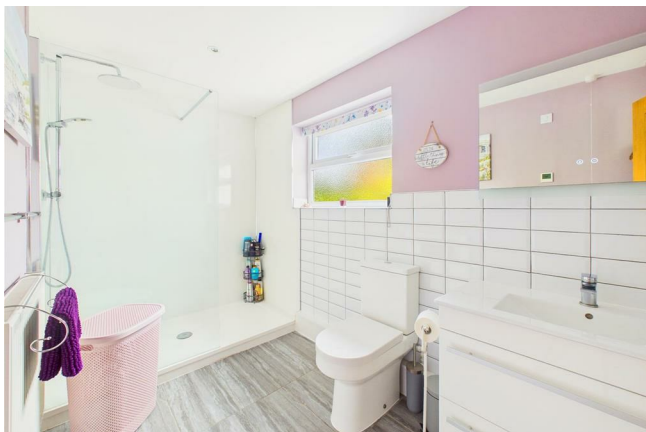
Roger  
Parry  
& Partners

Highlea, Polesgate, Pontesbury Hill, Pontesbury,  
Shrewsbury, SY5 0YL



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Offers In The Region Of £499,995

A much improved, 3/4 bedroom detached bungalow with ANNEX occupying a glorious, elevated position commanding spectacular views over the surrounding countryside. Accommodation briefly comprises entrance hall, reception hall, sitting room with log burner, fabulous open plan refitted kitchen/diner, conservatory, refitted shower room, two bedrooms with fitted wardrobes. From the side hall access leads to a self contained annex which includes kitchenette, living and bedroom with shower room. The property has the benefit of gas central heating, double glazing with good off road parking suitable for a caravan or motorhome and large detached brick built garage. The wrap around gardens sit to all sides of the property, mainly laid to lawned area's with summer house and decked patio. The outside of the property takes full advantage of the glorious views with several different outside seating areas.





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



Its lovely location on Pontesbury Hill offers panoramic views over surrounding countryside and is within reasonable walking distance of the village of Pontesbury, which has the benefit of a wide selection of amenities including a church, good schools, butchers, local supermarket, GP surgery, and three pubs. A regular bus service assists with access into the nearby Town of Shrewsbury, which has direct train links to London and major road links including the A5 and M54.

**Entrance Porch**

5'10" x 7'10" (1.80 x 2.39)

With Upvc double glazed windows to the front aspect, tiled flooring and entrance door into

**Reception Hall**

9'10" x 12'3" (3.01 x 3.75)

With tiled flooring with electric underfloor heating, airing cupboard and deep storage cupboard.

**Living Room**

13'0" x 20'10" (3.98 x 6.36)

Slate fire hearth with log burner, TV point, windows to three elevations.

**Bedroom Four**

7'10" x 11'10" (2.41 x 3.61)

Range of built-in wardrobes, window to side.

**Bedroom One**

13'3" x 13'8" (4.06 x 4.17)

Built-in double door wardrobes, recess with wash basin, dressing surface, cupboard space under, TV point, windows to two elevations.

**Shower Room**

5'10" x 10'11" (1.79 x 3.35)

Attractively fitted with low flush WC, wash hand basin set into vanity with a tiled splashback, shower unit with a splash board surround, electric under floor heating and radiator.

**Kitchen Diner**

15'3" x 23'10" (4.65 x 7.28)

A well appointed room, perfect for those who love to entertain and featuring sliding patio doors opening into the Conservatory and window to rear. The kitchen is beautifully fitted with range of units incorporating one and half bowl sink with mixer taps set into worksurface. Further range of matching base units comprising cupboards and drawers with integrated Bosch dishwasher with matching fascia panels. Bosch Induction hob with extractor hood over, built in Zanussi single oven. Space and plumbing for washing machine and tumble dryer, space for fridge freezer. Range of eye level wall units. Tiled flooring throughout with electric underfloor heating.

**Conservatory**

11'2" x 8'5" (3.42 x 2.58)

Adjoins the rear garden, constructed of brick with timber frame and double glazed windows, tiled flooring, double door access to patio.

From the side hall access leads to a self contained annex which includes kitchenette, living and bedroom with shower room.

**Hallway**

15'5" x 2'11" (4.71 x 0.91)

Part glazed door to front, further doors connecting to kitchen and two bedrooms.

**Bedroom Two**

15'0" x 13'1" (4.59 x 4.01)

TV point, windows to two elevations. Fitted with range of units incorporating single sink with mixer taps set into worksurface. Further range of matching base units.

**En-suite Shower Room**

8'11" x 2'7" (2.74 x 0.80)

Comprising glazed and tiled shower cubicle, wash basin, WC, tiled walls, window to side.

**Bedroom Three**

15'5" x 10'3" (4.72 x 3.14)

With views to front.

**Outside**

To the front of the property there is a driveway which provides parking and gated access leading into the established front garden with greenhouse. There is a secondary driveway to the side of the property which provides extensive parking for several cars or a caravan/ motorhome and access to garaging. Garage - Constructed of brick, pitched tiled roof, electric roller shutter door, light and power.

To the rear of the property, large south facing gardens wrap around, partly sloping, which includes an orchard of apple, pear and plum trees, there are three vegetable plots partly backing onto woodland. There is a paved patio (with hot tub available to purchase by separate negotiation) and decked sun terrace leading onto the lawned garden. There are plenty of seating areas with views to the surrounding countryside, great for entertaining family and guests or just sit and relax in the peace and quiet. Poles Coppice is just a short walk away, offering miles of scenic walking routes within an Area of Outstanding Natural Beauty.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

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### SERVICES

We are advised that mains gas, electric, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 27 Mbps. Mobile Service: Good Outdoor. We understand the Flood risk is: Very Low. 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 enquiries.

### 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:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**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.



## 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](mailto:shrewsbury@rogerparry.net)

01743 343343



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 to 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 should 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 been 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.