



SAMUEL WOOD

36 Wray Drive, Pontesbury, Shrewsbury, Shropshire, SY5 0FF  
Offers In The Region Of £340,000



# 36 Wray Drive

Pontesbury, Shrewsbury, Shropshire, SY5 0FF



- Modern Detached Bungalow - Constructed 2021
- Spacious Hall with Integral Garage Access
- Two Double Bedrooms, Master with Dressing Area
- Bright Rear Living Room with Patio Doors
- Driveway Parking for 3/4 Cars
- Sought After Village Location, Great Amenities
- Stylish New Shaker-Style Breakfast Kitchen
- Walk-In Shower Room, Tiled Throughout
- Landscaped Enclosed Gardens with Useful Lean-To
- EPC Rating B

36 Wray Drive is a beautifully presented two bedroom bungalow, perfectly positioned within the heart of Pontesbury village. Offering a modern design with versatile living space, the home enjoys a peaceful setting while being just a short walk from excellent local amenities, including schools, nursery, village shop/post office, butchers, doctors surgery, community hub, library, pub and restaurant. With frequent bus links into Shrewsbury, it provides the ideal balance of village charm and town convenience. Set on a generous plot, the property boasts a spacious driveway, attractive landscaped gardens, garage and a useful lean-to for additional storage or hobby space. The accommodation has been thoughtfully planned to combine comfort with practicality, making it perfectly suited for a wide range of buyers. With the added benefit of no upward chain, this is a rare opportunity to secure a stylish home in one of Shropshire's most desirable villages.

A welcoming entrance hall with a useful store cupboard leads directly into the integral garage, which includes a dedicated utility area with provision for washing machine and dryer and the gas-fired boiler, as well as a convenient side access door. From here, there is also access to a generous boarded loft space of approximately 3m<sup>2</sup>, offering excellent storage potential.

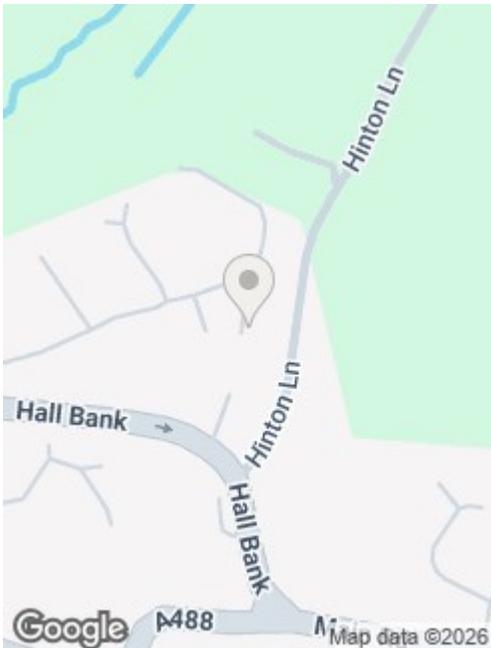
A high-quality walk-in shower room, fully tiled with Matki shower is cleverly designed to be accessible from both the hall and the main bedroom. There are two double bedrooms, including a master suite with dressing area, while to the rear of the property a bright and inviting living room enjoys patio doors opening directly onto the garden. The newly fitted Shaker-style breakfast kitchen is a real highlight, featuring quartz worktops, a gas hob and double electric oven plus an integrated fridge freezer.

Externally, the home continues to impress with landscaped, enclosed gardens and a side lean-to providing extra flexibility. Accessed via a shared drive from Wray Drive, the property enjoys a generous driveway with parking for three to four cars, as well as the benefit of a garage with a practical utility zone.

A particular highlight is a village green located directly in front of the house and drive, which includes a thriving community vegetable garden and connects to a space with village shop, library, community hub, nursery and the doctors surgery.







## Directions

what3words - [///stone.searcher.deciding](https://www.what3words.com/stone.searcher.deciding)

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 5 Mbps, Superfast 77 Mbps & Ultrafast 1800 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

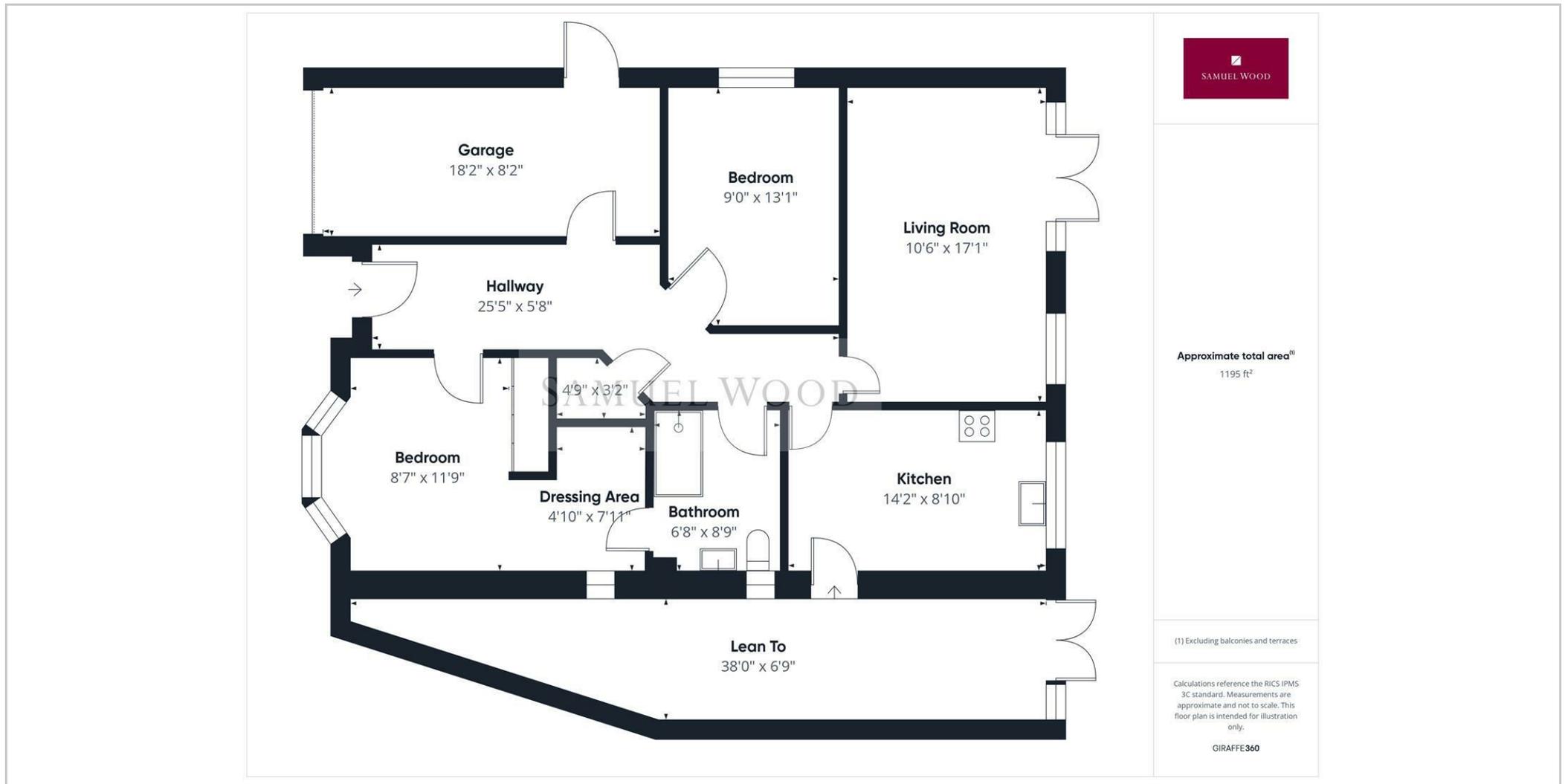
Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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