



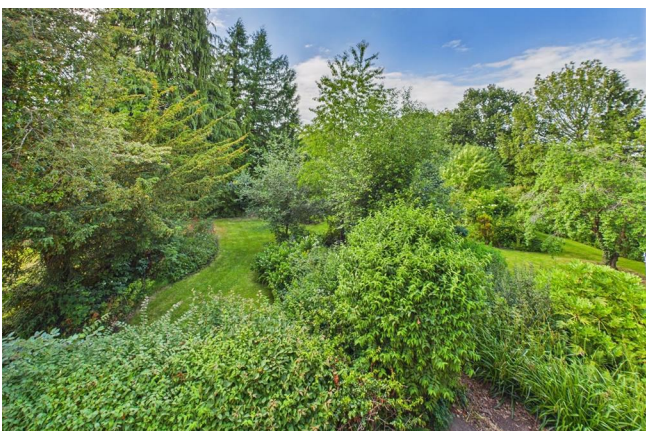


Breidden Cottage Shrewsbury Road, Pontesbury, Shrewsbury, SY5 0QA
Offers In The Region Of £599,995

A rare opportunity to purchase an attractive five/ six bedroom detached house, set in grounds of approximately 1 acre or thereabouts, situated in a quiet secluded location, yet in the heart of the sought after village of Pontesbury. The property itself consists of spacious and well-proportioned rooms with scope for improvement, briefly consisting of entrance hall, sitting room, lounge, dining room, fitted kitchen with pantry, utility, ground floor bathroom and rear hall/ sun room. To the first floor there are five bedrooms, home office and a family bathroom.

The property has the added advantage of a double garage, games room, oil heating and partly double glazed windows. The attractive, established and good sized well maintained private gardens are a key feature of this delightful home. Early viewing appointment is highly recommended.





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



Ground floor



Floor 1



Approximate total area⁽¹⁾

3346 ft²

310.9 m²

Reduced headroom

129 ft²

12 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Pleasantly situated within the popular village of Pontesbury and is within walking distance of a number of amenities including restaurants, local shops, churches, medical, dental and veterinary surgery and schools. The property is located close to Pontesford Hill with its wonderful walks and spectacular views. A more comprehensive range of facilities are available in the county town of Shrewsbury. There is easy access to the A5 which links through to Oswestry in the north, Telford to the east and onto the M54 and national motorway network. There is also a rail service available in Shrewsbury town centre.

Covered wooden entrance door provides access to;

Entrance Hall

With original wooden fire surround housing decorative painted cast iron fire surround with tiled surround, two radiators, two windows to front and vinyl floor covering, (we have been advised there is original herringbone parquet flooring beneath).

Living Room

With radiator, windows to side and front, deep polished slate hearth with tiled surround and wooden mantle.

Extended Lounge

With radiator, deep understairs storage cupboard, window to front and further windows and doors overlooking the garden. Decorative fire surround.

From the Inner Hall, door leads to;

Dining Room

With parquet flooring, window and French doors overlooking garden, radiator and door to storage cupboard.

Ground Floor Bathroom

From the Inner Hall door leads into further Hall with door into Ground Floor Bathroom.

Fitted with panelled bath with overhead shower, wash hand basin and low flush Wc, tiled flooring and fully tiled walls, heated towel rail and airing cupboard.

Kitchen

Fitted with base units with laminate worksurfaces over and stainless steel double sink unit with mixer taps, tiled surround to walls, built in double oven with electric hob and extractor fan over, space for dishwasher. Range of matching eye level units. Two radiators, windows and doors overlooking the garden. Serving hatch to Dining Room and door to Pantry.

Pantry

With tiled flooring and shelving.

From the Kitchen door leads into Inner Hall with tiled flooring and door to;

Boiler Room

Housing Oil Central Heating boiler, tiled flooring and window to rear.

Store

With tiled flooring, window into Rear Porch/ Sun Room, part wooden panelling to walls, radiator.

Sun Room/ Rear Porch

With windows and door to gardens and driveway. Door leading into;

Utility Room

With window, Belfast style sink and space and plumbing for washing machine.

Stairs rise from Inner Hall to First Floor Landing with two radiators and storage cupboard.

Bedroom

With window providing delightful views over the gardens, radiator, built in wardrobes. Benefiting from wash hand basin and shower base with tiled surround.

Bedroom

With window providing delightful views of Pontesbury Hill, radiator, ample built in wardrobes and storage. Wash hand basin.

Bedroom

With window providing delightful views over the garden, radiator and built in wardrobe.

Bedroom

With window providing delightful views over the garden, radiator and built in wardrobe.

Bedroom

With window providing delightful views over the garden, radiator and built in wardrobe.

Home Office

With window, built in storage and door leading to loft space.

Family Bathroom

Fitted with a wash hand basin and paneled bath. Part tiled surround surround to walls and window to rear.

Wc

With Wc and window to rear.

Outside

The property is approached via David Avenue, leading to stoned driveway. Set in generous grounds of approximately 1 acre or thereabouts, the property provides parking for ample vehicles and leads to DOUBLE GARAGE with up and over doors. To the rear of the double garage steps leads up to GAMES ROOM with windows providing views to garden.

The generous gardens wrap all around the home, giving the home a good level of privacy. To the front of the property the gardens incorporate attractive borders which contain a number of shrubs and plants, along with a generous lawn area. The majority of the gardens

are located to the side and rear and have been well designed providing sun terrace, a well manicured lawn with some established and well stocked fruit trees, floral and herbaceous borders which contain a number of shrubs and plants. To the rear the property there is a brick built store and wooden area with mature trees.

We understand the property will benefit from right of way for access from St Georges Grove, Shrewsbury Road.

General Notes

TENURE

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

SERVICES

We are advised that mains electric, water and drainage services are connected. The property benefits from Oil Central Heating. We understand the Broadband Download Speed is: Basic 6 Mbps & Superfast 330 Mbps. Mobile Service: Limited. 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 G. We would recommend this is confirmed during pre-contact enquires.

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 County Council

Council Tax Band: G

EPC Rating: E

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

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.