





**Thiseldo Back Lane, Pontesford, Pontesbury, Shrewsbury, SY5 0UD  
Offers In The Region Of £335,000**

An attractive 2/3 bedroom semi-detached cottage in the heart of Pontesford, a quiet hamlet on the outskirts of the Pontesbury, a picturesque Shropshire village with a range of local amenities including a children's nursery, shop and well known Butchers. Pontesford itself has an excellent public house and Mary Webb primary school, and is located 7 miles South-West of Shrewsbury.



**THE ACCOMODATION**

Briefly comprising an entrance porch, a living room, a dining room kitchen/breakfast room with attached utility and pantry, a rear porch, a downstairs shower room, two double bedrooms, a study/single bedroom and an family bathroom. The property has uPVC double glazing throughout, mains gas central heating and a septic tank.

**ENTRANCE PORCH**

11'3" x 3'6" (3.43 x 1.07)

Tiled floor, a large front aspect window and a composite front door.

**DINING ROOM/RECEPTION ROOM**

13'11" x 8'9" (4.24 x 2.67)

Tiled floor, glazed sliding patio doors from entrance porch, Fireplace with space for an electric fire, stairs to first floor, one radiator.

**LIVING ROOM**

16'8" x 12'0" (5.08 x 3.66)

INNER HALLWAY from dining room comprises tiled floor, radiator, access to kitchen/breakfast room and open arch allowing access to LIVING ROOM comprising, wood effect laminate flooring, front aspect window, exposed oak beams, brick-built fireplace with tiled hearth and inset log burner, TV point, one radiator.

**KITCHEN/BREAKFAST ROOM**

15'0" x 11'6" (4.57 x 3.51)

Continued tile floor with front and side aspect windows, built in base and eye-level units with concrete worktops including an integrated one and a half bowl stainless-steel sink with space for a dishwasher and room for a free standing electric oven.

**PANTRY**

Inner hallway leads to pantry with tiled flooring, curtain fronted base unit with plumbing for a washing machine, shelving space.

**DOWNSTAIRS SHOWER ROOM**

9'3" x 4'0" (2.82 x 1.22)

Inner hallway leads to downstairs shower room comprising linoleum flooring, high-level frosted side aspect window, built-in shower unit, pedestal sink, w.c., one radiator.

**REAR PORCH**

4'8" x 9'0" (1.42 x 2.74)

Half brick built porch, laminate flooring, double glazing, glazed door to kitchen, glazed rear door to outside, built-in base units.

Stairs to:

**LANDING**

Wood effect laminate flooring, one rear aspect frosted window, airing cupboard with internal radiator.

**BEDROOM ONE**

16'0" x 9'9" (4.88 x 2.97)

Large double bedroom, wood effect laminate flooring, front aspect window, space for free standing storage, loft hatch, one radiator.

**BEDROOM TWO**

10'0" x 9'3" (3.05 x 2.82)

Double bedroom, laminate wood effect flooring, dual aspect side and front windows, built-in cupboard, built-in eaves storage, loft access, one radiator.

**STUDY/BEDROOM THREE**

9'6" x 4'10" (2.9 x 1.47)

laminate wood effect flooring, skylight, internal window.

**BATHROOM**

7'6" x 5'3" (2.29 x 1.6)

Tiled floor, rear aspect frosted window, skylight, built-in bath with half tiled wall surround, pedestal sink, w.c., small radiator.

**OUTSIDE**

Front garden laid to lawn with patio area and fixed pergola, wicket fencing and mature shrubs. Rear sun terrace comprises seating area and growing beds for vegetable production. A large parking area offers room for several cars or larger vehicles with a brick-built outbuilding and attached log store as well as a timber garage/workshop (11' 9"ft x 17' 8"ft) with a slabbed floor.

**LOCATION**

Pontesford, a quiet hamlet on the outskirts of the Pontesbury, a picturesque Shropshire village with a range of local amenities including a children's nursery, shop and well known Butchers. Pontesford itself has an excellent public house and Mary Webb primary school, and is located 7 miles South-West of Shrewsbury. The area is well known for its excellent walking routes, in particular the nearby Earls Hill. Just a short drive from the property are the Shropshire hills which are further recognised for their walking routes.

**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, gas and water are connected. there are septic tank drainage arrangements. We understand the Broadband Download Speed is: Basic 7 Mbps & Superfast 1000 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 C. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

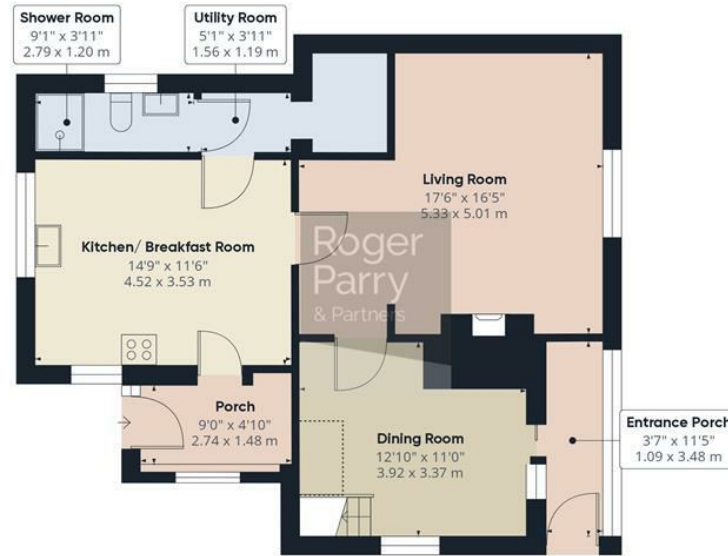
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

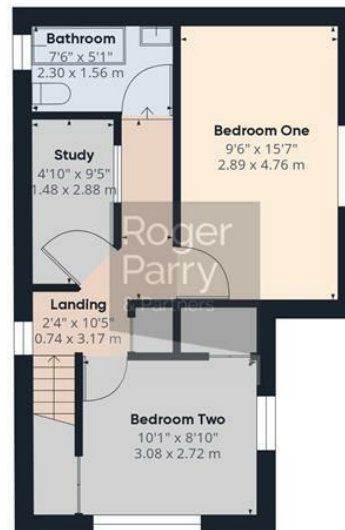
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## Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1098.89 ft<sup>2</sup>  
102.09 m<sup>2</sup>

**Reduced headroom**

10.01 ft<sup>2</sup>  
0.93 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

**Local Authority:** Shropshire Council

**Council Tax Band:** C

**EPC Rating:** D

**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.

#### **Directions:**

From Shrewsbury take the A488 South-West signposted Hanwood and Pontesbury. Continue through the village of Hanwood until you enter Pontesford. Back lane is the first named road on the right, having entered the 30 mile. Continue down Back Lane for approximately 50 yards and Thiseldo is on your right.

#### **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 a 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.