





18 Ashford Drive, Pontesbury, Shrewsbury, SY5 0QR
Offers In The Region Of £325,000

An opportunity to purchase an A rated energy efficient two bedroom detached bungalow located in the sought after village of Pontesbury. This property has many energy efficient benefits including triple glazing throughout, gas central heating, solar panels and improved roof installation. The accommodation comprises of; Reception Hall, Kitchen with pantry, Living Room with French doors to garden, Two bedrooms and Shower Room. Externally the property benefits from driveway, garage and enclosed rear garden.



Pontesbury is a lovely village, it has a good range of amenities including; shops, doctors, pub/restaurant etc. It is convenient for the bypass, Shrewsbury and does have some truly stunning country walks close by.

Reception Hall

With wooden style laminate flooring, radiator, storage cupboard and further cupboard housing gas central heating boiler. Access to loft space.

Living Room

With wooden style laminate flooring, radiator, window to side and French doors providing a beautiful aspect to the rear garden.

Kitchen

With range of wooden style fronted units with laminate worksurfaces over and sink inset, extensive range of cupboards and drawers under with space for fridge and cooker, range of matching eye level cupboards, tiled splash to walls. Built in storage cupboard, vinyl floor covering, window to the rear overlooking gardens and door to Pantry. Radiator. Door leads to side covered passage with door to rear garden and garage.

Bedroom

With window to front, radiator and wooden style laminate flooring.

Bedroom

With windows to front and radiator.

Shower Room

Refitted to comprise of walk in shower unit with glass side screen and modern splashboard surround, low flush wc and wash hand basin set into vanity unit. Tiled flooring with under floor heating and heated towel rail. Window to side.

Outside

The property is approached from the roadside and benefits from tarmac driveway leading to Garage with twin opening doors, concrete flooring, solar panels control unit and battery. The front garden benefits from lawn area and side pedestrian access to the rear garden which benefits from paved sun terrace, raised artificial lawn and further sun terrace. The rear garden is enclosed with fencing.

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, water and drainage services are connected. The property also benefits from solar panels. We understand the Broadband Download Speed is: Basic 9 Mbps & Superfast 330 Mbps. Mobile Service: Limited/ Likely. 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.

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.

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



General Services:

Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: A

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

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Parry**
& Partners



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.