





1 Beech Manor, Pontesbury, Shrewsbury, SY5 0PW
Offers In The Region Of £450,000

A detached and spacious four bedroom house set in a large, private garden in the heart of the desirable village of Pontesbury. The property is built on the site of the former Pontesbury Manor, with a private drive leading to one of 4 exclusive properties built by Galliers Homes in the 1980's. There is a tremendous amount of space surrounding the property with open lawns to the front and a beautiful garden to the side and rear. There is also excellent access to the fantastic array of facilities Pontesbury has to offer.

The accommodation briefly comprises: entrance hall, cloakroom, large living room, dining room, study, kitchen, utility room, principal bedroom with ensuite shower room, three further bedrooms and a family bathroom. The property also has the added benefit of a generous double garage.

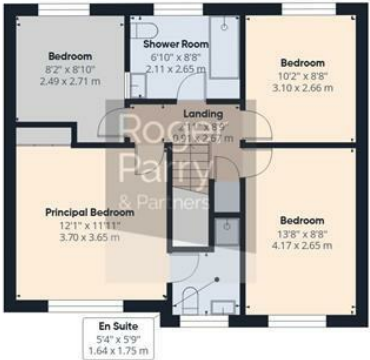




Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1667 ft²
155 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom⁽¹⁾

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.

GIRAFFE360

ENTRANCE HALL

Entrance hall with a WC to the right hand side and access to the study, living room and staircase to the first floor landing.

CLOAKROOM

Fitted with Wc and wash hand basin. Window to front.

SITTING ROOM

A large sitting room benefitting from a modern gas fire with attractive surround, sliding patio doors to rear garden.

STUDY

With window to front.

DINING ROOM

With window overlooking front, understairs storage cupboard and door into;

KITCHEN

With range of units comprising single drainer sink unit set into works surfaces with tiled splash above and range of cupboards and drawers under, built-in dishwasher, single oven and electric hob, built in refrigerator, range of eyelevel cupboards. Window overlooking gardens to the rear and door leading into Utility. Space for dining table.

UTILITY ROOM

With range of units comprising single drainer sink unit set into works surfaces with tiled splash above and space and plumbing for washing machine and tumble dryer. Window to front and door to garden. Door to double garage, housing gas central heating boiler.

FIRST FLOOR LANDING with access to airing cupboard, all four bedrooms and the family bathroom.

PRINCIPAL BEDROOM

Double bedroom with window to the front of the house, with built in wardrobes.

EN SUITE SHOWER ROOM

En suite with electric shower, WC and hand basin. Window to front, radiator and tiled surround to walls.

BEDROOM TWO

Window to the front of the house, with built in wardrobe.

BEDROOM THREE

Window to rear.

BEDROOM FOUR

Window to rear.

FAMILY SHOWER ROOM

A spacious room with four piece suite comprising of basin, bidet and WC and walk in shower. There is a window to the back of the house. Heated towel rail and radiator.

OUTSIDE

To the front the property benefits from a generous driveway leading to double garage with up an over door, concrete floor and power and lighting. The property is located in a quiet and private cul-de-sac in a large plot of approximately 0.51 acres or thereabouts. The property benefits from fantastic views over the village of Pontesbury. The garden is a lovely combination of lawns, mature and well planned borders and mature trees and paved area.

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. We understand the Broadband Download Speed is: Basic 7 Mbps & Superfast 107 Mbps. Mobile Service: Variable in-home, good outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

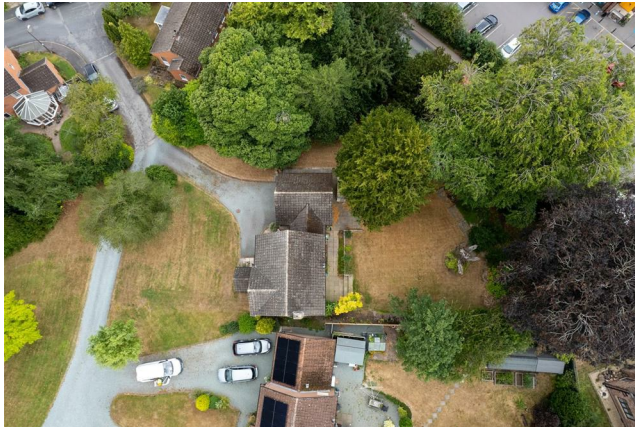
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

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 Council

Council Tax Band: E

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.

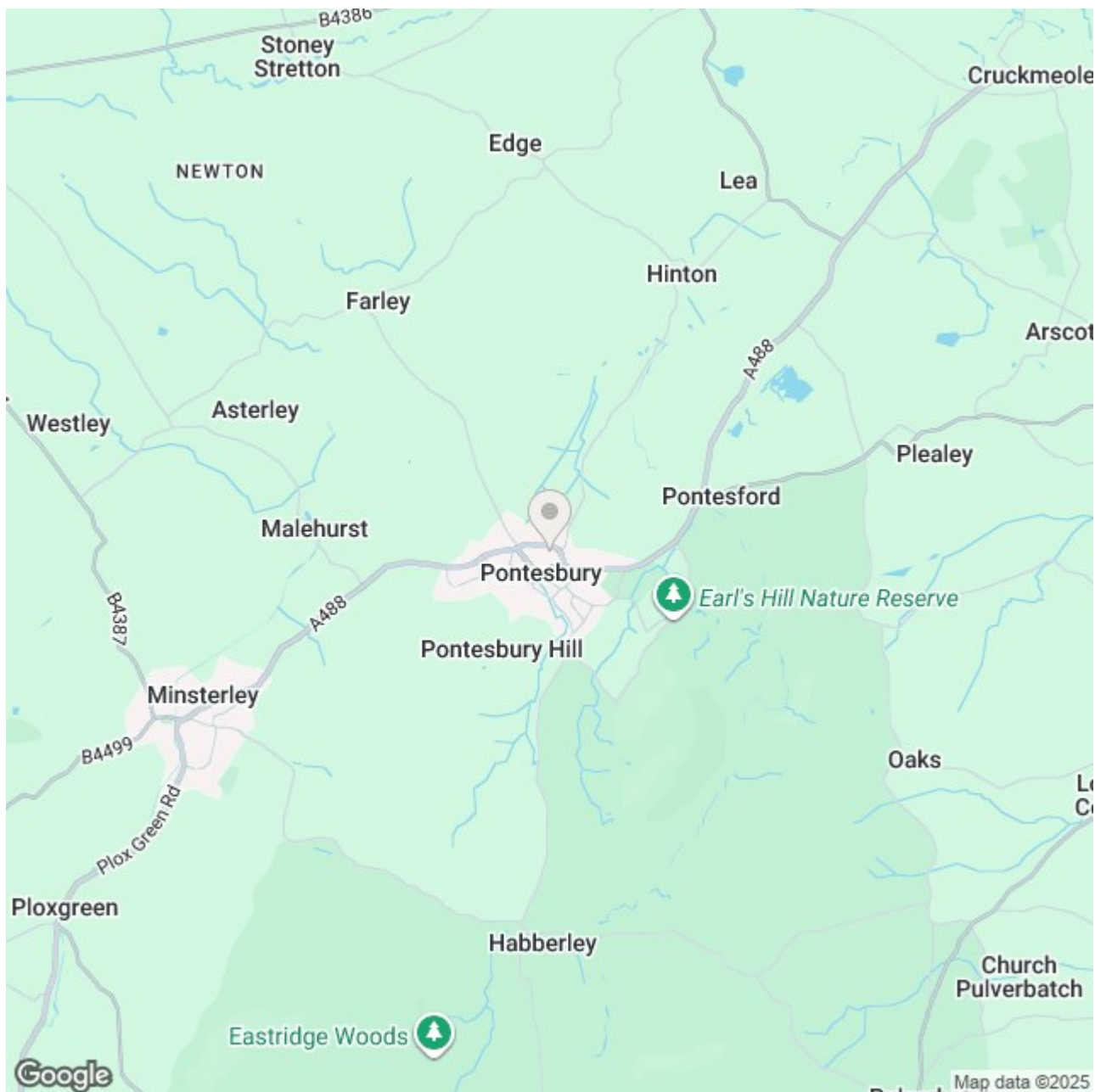
Viewing arrangements

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.