





60 Wray Drive, Pontesbury, Shrewsbury, SY5 0FF
Offers In The Region Of £259,700

Occupying a lovely position, this is an enhanced, beautifully presented and deceptively spacious modern three bedroom semi detached house. The property was constructed by renowned local builders Shropshire Homes and boasts a number of pleasing features some of which include: a modern open plan kitchen/diner, off street parking for two vehicles, attractive and private rear enclosed gardens and gas fired central heating. Pontesbury is a sought after village location having an excellent variety of amenities and is well placed for easy access to the medieval town centre of Shrewsbury. This property will be of interest to a number of buyers and early viewing comes highly recommended by the selling agent.



The accommodation comprises of; Reception Hall, Cloakroom, Lounge, Modern open plan kitchen/diner, first floor landing, three bedrooms, modern bathroom, tarmacadam driveway providing off street parking for two vehicles, attractive rear enclosed gardens, upvc double glazing, gas fired central heating. .

Reception Hall

5'6 x 3'5 (1.68m x 1.04m)

With radiator and door to

Cloakroom

5'2 x 3'5 (1.57m x 1.04m)

Fitted with low flush Wc and wash hand basin, radiator.

Lounge

16'11 x 10'11 (5.16m x 3.33m)

With attractive bay window to front and further window to front. Radiator.

Kitchen Diner

17 x 8'10 (5.18m x 2.69m)

Fitted with an extensive range of base units with sink drainer unit with work surfaces over, space for white goods, built in oven with hob unit and extractor fan, built in fridge/ freezer, extensive range of matching eye-level wall cupboards. Radiator, inset ceiling lights, uPVC double glazed window and French doors to the rear garden.

Stairs rise from Kitchen Diner to First floor landing with access to loft space.

Bedroom One

10'6 x 10'6 (3.20m x 3.20m)

With window to front and radiator.

Bedroom Two

7'11 x 9 (2.41m x 2.74m)

With window to rear and radiator.

Bedroom Three

11'3 x 6'1 (3.43m x 1.85m)

With window to rear and radiator.

Bathroom

5'6 x 7'5 (1.68m x 2.26m)

Fitted with a modern suite comprising of panelled bath with shower unit over and side screen, wash hand basin and low flush Wc. Tiled surround to walls. Window, inset ceiling lights and extractor fan.

Outside

The property is approached over a driveway providing parking for vehicles. The front garden is laid to lawn. Gated side access leading to the rear garden, comprising of a paved patio with cold outside tap and good sized lawn space. The whole is enclosed by 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. We understand the Broadband Download Speed is: Basic 15 Mbps & Superfast 1800 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.

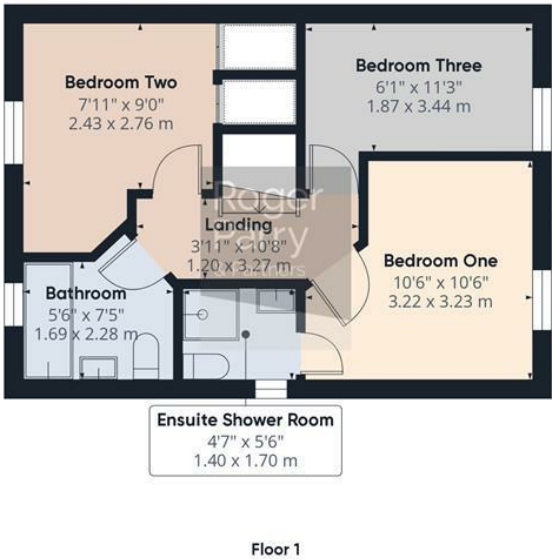
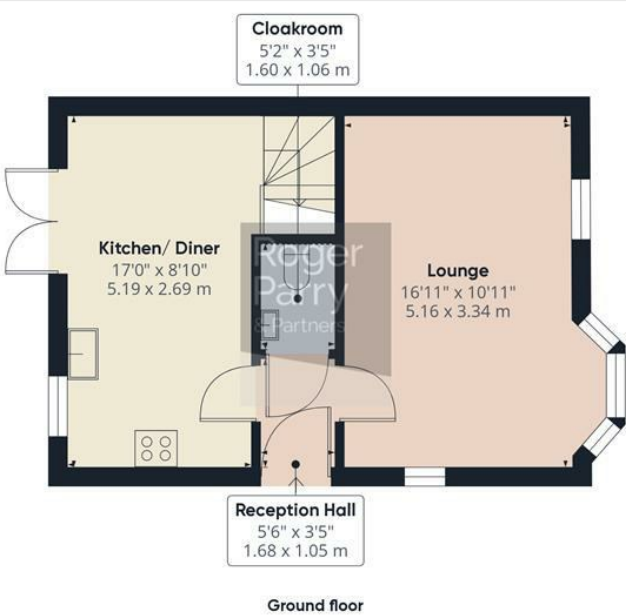
SURVEYS

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.

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)



Approximate total area⁽¹⁾
772.08 ft²
71.73 m²

Reduced headroom
0.73 ft²
0.07 m²

(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.

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Local Authority: Shropshire Council

Council Tax Band: C

EPC Rating: B

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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& 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 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.