



Roger
Parry
& Partners

8 Ashford Drive, Pontesbury,
Shrewsbury, SY5 0QP



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Offers In The Region Of £325,000

A spacious 2 bedroom detached bungalow situated in the popular village of Pontesbury, within easy access of Shrewsbury and link roads. The property offers well maintained accommodation including Reception Hall, Kitchen Breakfast Rom, Living Room, Modern Shower Room, Bedroom One, Bedroom Two with Stairs leading to Loft Room, Garage, Driveway and Delightful Garden. Gas Central Heating and Double Glazing.



Accommodation comprises

uPVC double glazed entrance door.

Entrance Hall

With traditional parquet wooden flooring, built in cupboard and further build in cloaks cupboard and radiator.

Living Room

Feature fire surround with space for electric fire, radiator, double glazed windows to front.

Kitchen

Attractively fitted with matching base units and drawers with laminate worksurfaces over, single drainer sink with mixer taps, tiled splashbacks, space for cooker, space for fridge, pantry cupboard, range of matching eye level units. Window to rear. Storage cupboard, radiator, door to Inner Hall.

Bedroom One

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With fitted wardrobes, radiator and window to front.

Bedroom Two

With window to rear, radiator. Stairs leading to LOFT ROOM (reduced ceiling height) which has been used by the current owner as an occasional bedroom with velux window and door into eaves space providing storage.

Shower Room

Fitted with wash basin, WC and shower unit with glass door. Chrome shower unit, wash basin, WC, radiator, double glazed window.

From the Kitchen door leads to the Inner Hall with Entrance doors to the front and rear of the property and door leading to storage cupboard with plumbing and space for washing machine and housing gas central heating boiler.

Outside

The front of the property is approached over a driveway providing parking and access to Garage. The front garden is mainly laid to lawn with shrub and floral borders. The Garage has up and over door, power and lighting, service door to the Inner Hall. Rear Garden is a fabulous feature of this home being of a generous size, mainly laid to lawn with established borders, greenhouse

and enclosed with fencing and hedging, the rear garden offers a good level of privacy.

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 8 Mbps & Superfast 327 Mbps. Mobile Service: Good outdoor and in-home. We understand the Flood risk is: 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.

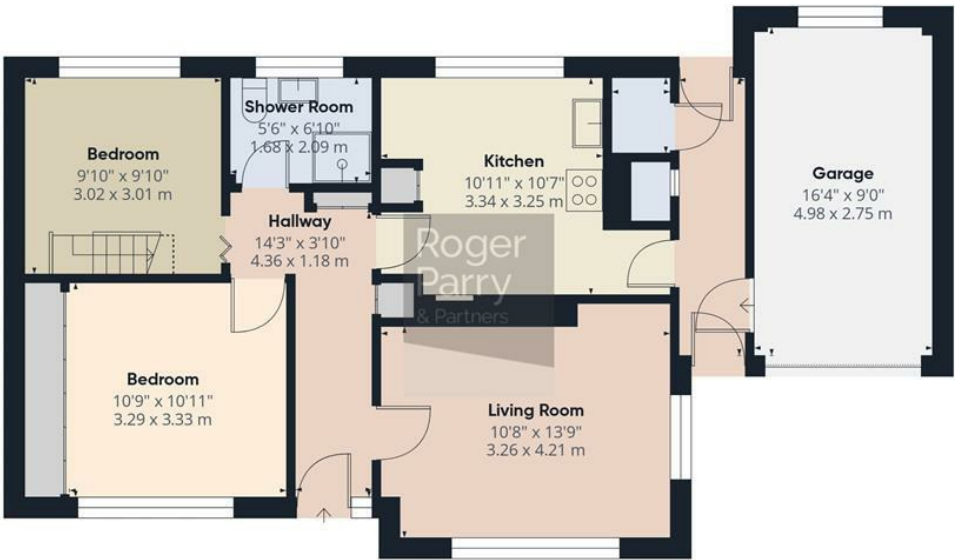
SURVEYS

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.

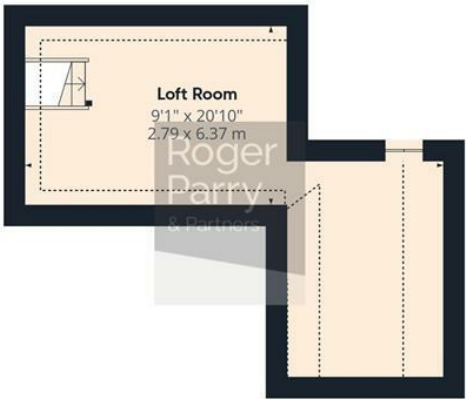
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1054 ft²
97.8 m²

Reduced headroom

71 ft²
6.6 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.

GIRAFFE360

General Services:

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.



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.