







2 The Pines Linley Avenue, Pontesbury, Shrewsbury, SY5 0TE  
Offers In The Region Of £345,000

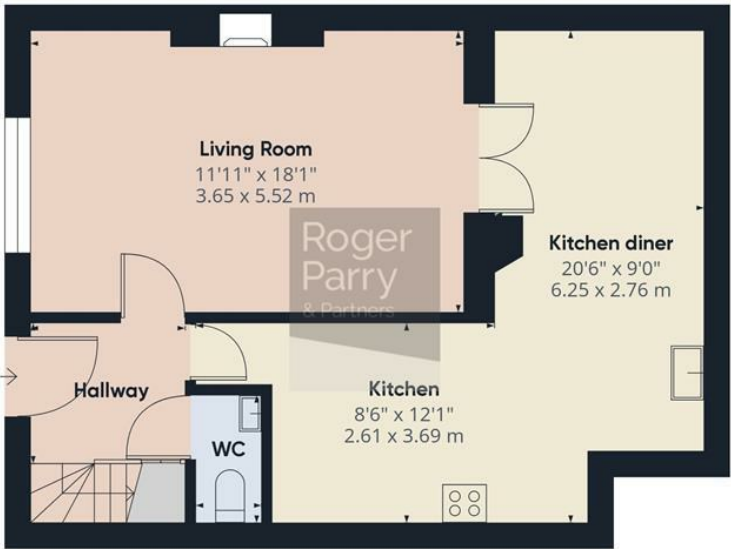
A immaculately presented, extended three bedroom semi detached house, with deceptively spacious accommodation, rear garden and off street parking. The property has well designed accommodation that comprises of reception hall, living room, large extended kitchen/dining room which makes an ideal space for entertaining and cloakroom. The first floor has three bedrooms and a family bathroom. Viewing is highly recommended to appreciate this stunning home.



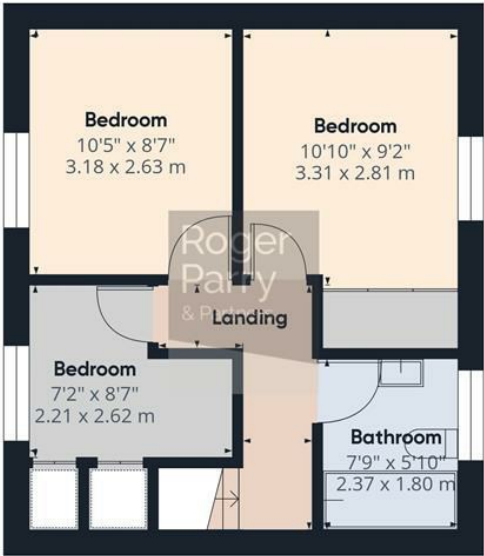




Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>  
889.96 ft<sup>2</sup>  
82.68 m<sup>2</sup>

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Pontesbury is a sought after village location having an excellent variety of amenities and is well placed for easy access to Shrewsbury bypass which links up to M54 motorway network and medieval town centre of Shrewsbury. Early viewing goes highly recommended by the selling agent for the property and its village location can be fully appreciated.

**Reception Hall**

Entrance door providing access into Reception Hall with engineered oak wooden style flooring, radiator and deep understairs storage cupboard.

**Cloakroom**

With low flush Wc, wash hand basin set into vanity unit with mixer tap, radiator and tiled flooring.

**Living Room**

A spacious room with engineered oak wooden style flooring, window to front, feature decorative fire surround set on hearth. Double doors opening into;

**Extended Kitchen Diner**

Refitted with a range of units comprising single sink with mixer taps set into worksurfaces and matching upstands, extending to two wall sections. Extensive range of cupboards and drawers under, integrated fridge freezer, dishwasher, built in single oven with electric hob and extractor hood. Range of built in eye level cupboards. Built in corner pantry cupboard. Wooden style flooring, inset ceiling lights, part vaulted ceiling, wall light. Feature bi fold doors opening onto rear garden.

From the reception hall stairs rise to first floor landing with access to loft space.

**Bedroom**

With window to rear, range of built in wardrobes and radiator.

**Bedroom**

With window to front and radiator.

**Bedroom**

With window to front, radiator and two built in storage cupboards.

**Bathroom**

Having attractive three piece suite comprising panelled bath with shower unit over, wash hand basin with storage cupboard below, low flush WC, tiled floor, part tiled to walls, window to rear, heated towel rail and wall mounted extractor fan.

**Oustide**

To the front there is a large blocked paved driveway providing ample off street parking, the property is well screened from the roadside with mature hedging. Gated pedestrian side access then leads to the rear garden, comprising of decked patio area with lovely views of Pontesbury Hill, and lawned garden. The rear garden 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 11 Mbps & Superfast 79 Mbps. Mobile Service for outside is: Likely and inside is: 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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## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** C

**EPC Rating:** C

**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.

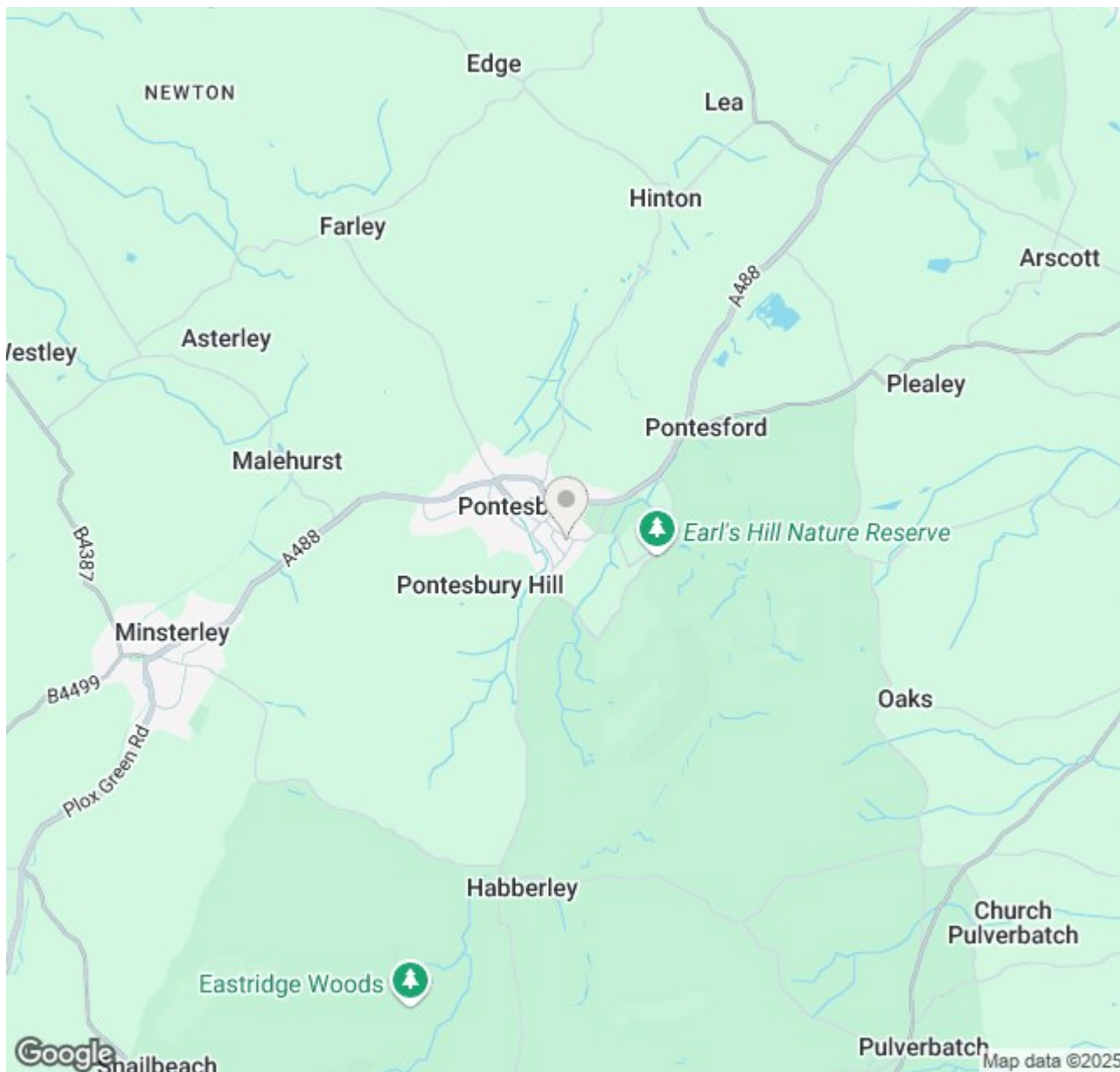
## Viewing arrangements

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](mailto: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.