







Moss Side Station Road, Pontesbury, Shrewsbury, SY5 0QY  
Offers In The Region Of £550,000

A deceptively spacious, extended four bedroom detached property occupying a central location in the sought after village of Pontesbury. Accommodation briefly comprises; large reception hall, downstairs cloakroom, sitting room with log burner, kitchen/dining room, utility, and fabulous family room. Upstairs there are four good sized bedrooms one with ensuite shower room together with family bathroom. The property has the benefit of double glazing, gas central heating and garage together with excellent off-road parking and enclosed rear garden.







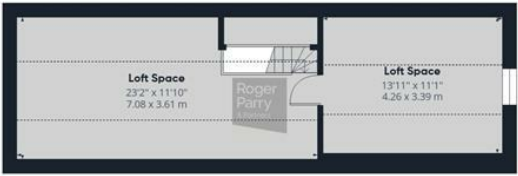


Floor Plan  
(not to scale - for identification purposes only)



Ground floor Building 1

Floor 1 Building 1



Floor 2 Building 1



Ground floor Building 2



Approximate total area<sup>(1)</sup>

2611 ft<sup>2</sup>  
242.9 m<sup>2</sup>

Reduced headroom

229 ft<sup>2</sup>  
21.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom<sup>(1)</sup>

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.

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The village of Pontesbury provides an excellent range of amenities including Primary and Secondary Schools, Co-Op and village Post Office, Village Hall and Church, a Butchers, Public House's, Doctors and Dentists, a Nursery and a frequent bus service. The property is also well placed for easy access to the A5 providing an M54 Motorway link to the West Midlands.

Covered entrance door with glazed side panel provides access into

### **Reception Hall**

With deep understairs storage, radiator and wooden style flooring.

### **Lounge**

With feature brick fire surround and hearth housing log burner, window to side and rear, two radiators.

### **Fabulous open plan Kitchen Diner Family Room**

#### **Kitchen**

Attractively fitted with range of shaker style units comprising, single inset sink unit set into granite worksurface and matching upstands, extending to three wall sections with extensive range of cupboards and drawers under. Built-in dishwasher, space for range master style cooker with granite splashback and extractor hood over. Built-in Neff combination grill and space for American style fridge freezer with further storage cupboards to either side. Peninsula worksurface with breakfast bar style seating area. Tied flooring, inset ceiling spotlights, ample power points, radiator, windows to the side. Open access through to Dining Room and door leading to utility room.

#### **Dining Room**

With matching base and eye level glass display cabinets with space for wine cooler, tiled flooring, radiator and open access into

#### **Family Room**

With a beautiful vaulted ceiling with two Velux windows. Further windows to both sides and Bi fold doors opening onto the rear garden. Wooden style flooring, vertical radiator and feature freestanding log burner set on a slate hearth with tiled back.

#### **Utility Room**

With range of complimentary cupboard incorporating sink unit set into base with work surface extending to either side with space and plumbing for washing machine. Space for under counter fridge or freezer. Heated towel rail, tiled flooring.

Glazed door leading into Inner Rear Hall with access into Cloakroom. From the Inner Rear Hall door leads to covered side entrance with Upvc door to front and open access to rear garden.

#### **Cloakroom**

Fitted with low flush Wc and wash hand basin set into vanity unit. Tiled flooring.

Stairs rise from Reception Hall to first floor landing window to side, storage cupboard and door leading to Loft space.

#### **Principal Bedroom**

With window to front, built in wardrobes and shelving unit. Radiator.

#### **En Suite Shower Room**

Attractively fitted with white suite comprising shower cubicle with direct mixer shower, wash basin and low flush WC suite set into vanity unit. Fully tiled walls and floor, heated towel rail/radiator and window to side.

#### **Bedroom Two**

With a range of fitted wardrobes, radiator and window to rear.

#### **Bedroom Three**

With a range of fitted wardrobes, radiator and window to rear.

#### **Bedroom Four**

With built in wardrobe, window to front and radiator.

#### **Family Bathroom**

A well appointed room with contemporary suite comprising paneled bath with shower attachment, vanity unit housing wash hand basin and separate corner shower unit with glass sliding doors, WC. Complimentary tiled surrounds and flooring, heated towel rail/radiator and window to side.

#### **Attic Space**

Stairs rise from First floor landing with access to attic space with velux windows and storage into eaves.

#### **Outside**

The property is approached through wooden gate leading onto large tarmac driveway providing excellent off-road parking and giving access to the garage. The Garage has an up and over door to front, electric and lighting throughout. To the rear of the garage there is space and plumbing for washing machine with matching base and eye level units with worksurfaces over, side service door and further storage to the side. The front garden is mainly laid to lawn with mature shrub borders and access to the side leads to a store. The rear garden is full enclosed with hedging and fencing and mainly laid to lawn with paved and decked sun terraces. For those who love to Al Fresco dine there is an covered outside kitchen with a range of base units, Belfast sink and mixer tap.

#### **General Notes**

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### 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 100 Mbps. Mobile Service: Good outdoor and in-home. 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 enquiries.

### 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:** 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

01743 343343

**Roger  
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 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.