

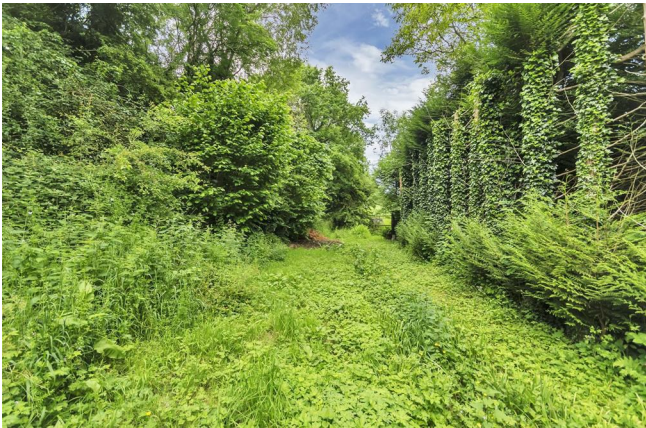




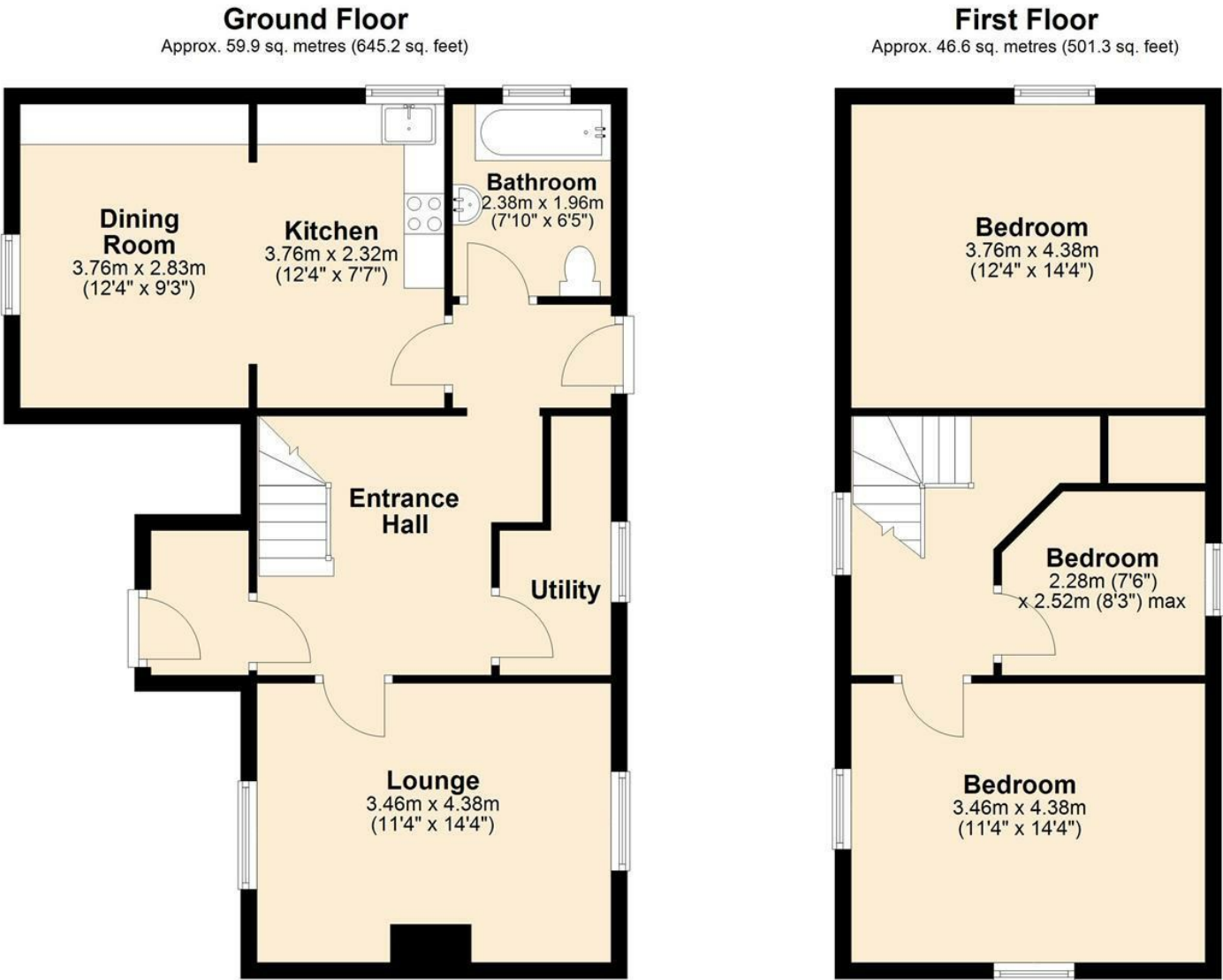
3 Engine House Cottages Pontesbury, Shrewsbury, Shropshire, SY5 0UQ
£425,000

A rare opportunity to purchase an extended three bedroom detached house with adjoining paddock, set in a generous plot of approximately 0.75 acres or thereabouts. Offers well-proportioned accommodation briefly comprising reception hall, sitting room, refitted kitchen, dining room, utility and downstairs bathroom. Upstairs the property offers lovely views towards Pontesbury Hill and three bedrooms. The property has the benefit of oil central heating and double glazing, and is well-positioned for all the neighbouring amenities available in the sought after village of Pontesbury, the A5/ M54 road network and the town of Shrewsbury.





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



Total area: approx. 106.5 sq. metres (1146.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

This property occupies an enviable position on the edge of the popular village of Pontesbury boasting a large plot of approximately 0.75 acres or thereabouts. With views towards Pontesbury Hill to the front and bordered by open farmland to the rear. 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,

Wooden entrance door leading to Entrance Porch with door leading to Entrance Hall with radiator.

Sitting Room

11'4" x 14'4" (3.46m x 4.38m)

With windows to front and rear providing dual aspect and ample natural light. Radiator and log burner set on tiled hearth.

Kitchen

12'4" x 7'7" (3.76m x 2.32m)

Fitted with a with range of modern cream shaker style fronted base units with Belfast sink drainer unit with worksurfaces over and tiled splashbacks. Built in single oven with 4 ring electric hob unit and extractor fan. Tiled flooring and window overlooking the garden. Open access

Dining Room

12'4" x 9'3" (3.76m x 2.83m)

With a continuation of base units with tiled splash back. Window to front. Radiator.

Utility

With space and plumbing for washing machine. Housing of central heating boiler. Window to rear.

Bathroom

7'9" x 6'5" (2.38m x 1.96m)

Attractively fitted with low flush wc, wash hand basin and panelled p shaped bath with shower unit over and glass screen. Window to side. Tiled walls.

Stairs rise from entrance hall to First floor landing with window to front providing wonderful open views towards Pontesbury Hill. Loft access and radiator.

Bedroom

12'4" x 14'4" (3.76m x 4.38m)

With radiator and window providing views out to garden

Bedroom

11'4" x 14'4" (3.46m x 4.38m)

With radiator and windows providing views to front and side.

Bedroom

7'5" x 8'3" (2.28m x 2.52m)

With radiator and window providing view to paddock.

Outside

From the roadside, the property is accessed via a driveway which we understand is owned by the owners of the field and 3 Engine House Cottages has a right of way over it to access their property. Wooden gate leads onto a large tarmac parking forecourt providing extensive off-road parking for a number of cars. Detached garage with up and over door and side service door. The gardens which are mainly situated to the side and rear comprise of good-sized lawned areas with floral and shrub borders. There is a section of the garden which is gated and provides a wild floral area. The garden benefits from a greenhouse and several garden stores. A gate leads onto the adjoining paddock which is located to the rear. As the selling agent we have been advised neighbours of this property have pedestrian right of way over the paddock leading the a public footpath. The paddock is enclosed by a variety of mature hedging. From the top of the paddock elevated views provide lovely countryside views towards Pontesbury Hill.

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 and water are connected. There is a private drainage supply. We understand the Broadband Download Speed is: Basic 6 Mbps & Superfast 1000 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 D. 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.

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Local Authority: Shropshire Council

Council Tax Band: D

EPC Rating: E

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.