



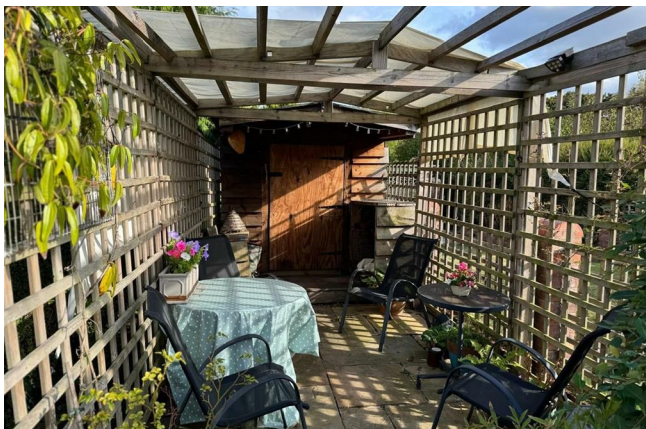




**3 Upton View Pontesbury Hill, Pontesbury, Shrewsbury, SY5 0XY**  
**Offers In The Region Of £259,950**

A delightful three bedroom mid-terraced character rural hill top cottage located close to the fabulous Pontesbury Hill. The accommodation briefly comprises of; Entrance Porch, Lounge with Open Fire, Small Hallway leading to Kitchen Diner, Modern Downstairs Bathroom, Stairs to First Floor with Two Bedrooms and Stairs to Third Floor with a further Double Bedroom with lovely exposed Brick Back Wall and views to Pontesbury Hill. The property benefits from Long Back Garden with Patio and Gazebo, Double Glazed Windows and Gas Central Heating.





Its lovely location on Pontesbury Hill offering panoramic views over surrounding countryside and is within reasonable walking distance of the village of Pontesbury, which has the benefit of a wide selection of amenities including a church, butchers, local supermarket, GP surgery, and three pubs. A regular bus service assists with access into the nearby Town of Shrewsbury, which has direct train links to London and major road links including the A5 and M54.

**Entrance Porch**

With Entrance door leading into

**Living Room**

11'3 x 12'1 (3.43m x 3.68m )

With feature open fire set on hearth, window to front elevation, radiator and wooden style flooring.

**Inner Hall**

11'2 x 3'1 (3.40m x 0.94m)

With deep downstairs storage cupboard, tiled flooring and doors leading into Kitchen Diner and Bathroom.

**Kitchen Diner**

15'9 x 10'9 (4.80m x 3.28m)

With single drainer sink set into base cupboard. Further range of base cupboards with work surfaces over, space for washing machine fridge/freezer and dishwasher and inset 4 ring hob with extractor hood over and oven and grill beneath. Tiled surrounds and matching range of eye level wall units, window to the rear with a delightful open view. Door to rear.

**Bathroom**

11'2 x 5'6 (3.40m x 1.68m)

With p shaped panelled bath with shower unit over and glass screen, wash hand basin with vanity unit beneath and w/c. Tiled surround to walls, heated towel rail and inset ceiling lights.

Stairs rise from Inner Hall to First floor landing with access to two bedrooms

**Bedroom**

11'4 x 11'10 (3.45m x 3.61m)

With window to front elevation, radiator, exposed wooden flooring.

**Bedroom**

11'2 x 9'1 (3.40m x 2.77m)

With French doors providing a delightful open view of Pontesbury Hill and ample natural light. Door providing access to staircase leading into

**Bedroom**

10'8 x 10'7 (3.25m x 3.23m)

With window providing a delightful open view of Pontesbury Hill and storage into eaves.

**Outside**

To the front the gate leads to paved pathway with graveled gardens to both sides. To the rear there is a shared pathway leading to the side of the rear garden. The rear garden is enclosed with fencing and

hedging, mainly laid to lawn with established borders. There is a paved patio which leads to the garden shed. There is a further small area of garden with a small brick store.

**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 26 Mbps & Superfast 77 Mbps. Mobile Service: Good outdoor, variable 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 A. 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.

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





**Local Authority:** Shropshire County Council

**Council Tax Band:** A

**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](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.