



Roger
Parry
& Partners

5 Boundary Way, Pontesbury, Shrewsbury, SY5 0FG



**5 Boundary Way, Pontesbury, Shrewsbury, SY5 0FG
Offers In The Region Of £530,000**

Constructed by renowned local builders Shropshire Homes this is an attractive, modern, deceptively well presented and spacious four bedroom detached family home located in a private cul de sac. The property has instantly appealing living accommodation throughout which will suit many buyers and has many pleasing features some of which include: lounge with wood burning stove, spacious kitchen/diner with family area, utility room, home office/ play room, principal bedroom with en-suite shower room, attractive family bathroom, extensive landscaped front, side and rear enclosed gardens, generous driveway and double garage.



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 Hallway

16'0" x 6'6" (4.90 x 1.99m)

Double glazed entrance door with upvc double glazed windows to side give access to the Entrance Hallway having under-stairs storage cupboard, radiator and wooden style floor covering,. Door to:

Cloakroom

5'8" x 3'9" (1.74 x 1.16m)

Having low flush WC, pedestal wash hand basin with mixer tap over, radiator, window to front and wooden style floor covering.

Home Office

8'3" x 8'8" (2.52 x 2.65m)

uPVC double glazed window to front with radiator below.

Bay Fronted Living Room

18'6" x 11'1" (5.65 x 3.39)

uPVC double glazed bay window to front, two radiators, feature inglenook with wood burning stove, two uPVC double glazed window to side.

Kitchen/Dining Area

10'11" x 27'5" (3.34 x 8.38m)

The kitchen area comprises: a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 ½ sink, space for free standing range style cooker with gas hob above with stainless steel cooker canopy and stainless steel splash back, integrated fridge freezer and dishwasher, recessed LED spotlights to ceiling, tiled flooring and radiator.

The dining and family area comprises: upvc double glazed French doors giving access to rear gardens, two uPVC double glazed windows, recessed LED spotlights to ceiling and radiator. Door from kitchen/diner area gives access to:

Utility Room

5'2" x 8'9" (1.60 x 2.68m)

Having fitted worktops, space for appliances, tiled flooring, radiator, recessed spotlights to ceiling, extractor fan, door giving access to rear of property.

From reception hallway stairs rise to Gallery First Floor Landing radiator, linen store cupboard plus additional cupboard housing pressurised water system. From first floor gallery landing doors give access to: four good sized bedrooms, family bathroom and loft.

Principle Bedroom

15'1" x 10'5" (4.61 x 3.20m)

uPVC double glazed windows to front, large fitted mirrored fronted wardrobe, radiator. Door from Master bedroom give access to:

En-Suite Shower Room

6'4" x 7'4" (1.95 x 2.25m)

large tiled shower cubicle, hand basin with mixer tap and storage cupboard above, low flush WC, part tiled to walls, tiled floor, uPVC double glazed window to front, ceiling extractor fan, radiator, recessed LED spotlights to ceiling.

Bedroom Two

12'2" x 9'2" (3.72 x 2.81m)

uPVC double glazed windows to front, radiator and mirrored fronted fitted wardrobe.

Bedroom Three

10'0" x 10'4" (3.05 x 3.17m)

uPVC double glazed windows to rear and radiator.

Bedroom Four

10'9" x 7'9" (3.28 x 2.37m)

uPVC double glazed windows to rear and radiator.

Bathroom

6'2" x 8'2" (1.90 x 2.49m)

panelled bath with shower, wall hung wash hand basin with storage cupboards below and mirror fronted cupboard above, low flush WC, tiled floor, part tiled to walls, uPVC double glazed window to rear, recessed LED spotlights to ceiling, wall mounted extractor fan and towel rail.

Double Garage

16'1" x 16'2" (4.92 x 4.95)

Outside

To the front and side of the property there are lawned gardens. Paved pathway gives access to front door where there is outside lighting point. The large tarmac driveway gives access to Double Garage - Having up and over door and pitched tiled roof.

Side access leads to the property's generously proportioned, landscaped rear garden, which features two paved patio areas, a lawn, and is fully 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 8 Mbps & Superfast 1800 Mbps. Mobile Service: Good Outdoor/ Variable In-door. 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 F. 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 AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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)



Approximate total area⁽¹⁾
156.3 m²
1683 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



General Services:

Local Authority: Shropshire

Council Tax Band: F

EPC Rating: B

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

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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 a 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.