





The Overs, Hall Bank, Pontesbury, Shrewsbury, SY5 0RF
Offers In The Region Of £475,000

Deceptively spacious and much improved detached family home offering light, well planned and laid out accommodation over three floors, situated in the heart of the sought after village of Pontesbury. To the ground floor, the entrance hall gives access off to a guest cloakroom whilst the living room benefits from a multi fuel burning stove and has a delightful aspect over the gardens. The kitchen diner is of a good size with the kitchen area being fitted with a modern range of units with integral appliances. A useful rear entrance porch, with doors leading out to the garden. To the first floor there are three bedrooms and the main family bathroom. To the top floor is the principal bedroom which also offers a good sized en suite shower room. Outside the property has driveway parking for several vehicles and the delightful well manicured gardens, and orchard area with fruit trees, ornamental trees and soft fruit.





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



Pleasantly situated within the popular village of Pontesbury and is within walking distance of a number of amenities including restaurants, local shops, churches, medical, dental and veterinary surgery and schools. The property is located close to Pontesford Hill with its wonderful walks and spectacular views. A more comprehensive range of facilities are available in the county town of Shrewsbury. There is easy access to the A5 which links through to Oswestry in the north, Telford to the east and onto the M54 and national motorway network. There is also a rail service available in Shrewsbury town centre.

Accommodation - A panelled oak part glazed entrance door leads into:

Reception Hall

With tiled floor, radiator, ceiling spotlights, telephone point, feature full length central window, doors off and doors to:

Guest Cloaks

With tiled floor fitted with a suite comprising low level WC, wall mounted wash hand basin with tiled splash, radiator, extractor fan, inset ceiling spotlights, window to side.

Living Room

With feature fireplace with slate hearth, currently housing a clear fronted multi fuel burning stove, 2 radiators, TV point, telephone point with windows providing a pleasant outlook over the gardens.

Kitchen/Diner

Kitchen Area - With tiled floor and fitted with a matching range of eye and base level units comprising cupboards and drawers with work surface over and incorporating a one and half bowl sink unit and drainer with mixer tap over, integral electric oven and grill with four ring electric ceramic hob unit over and fitted stainless steel extractor hood, glass splashback. Integral dishwasher and fridge freezer, inset ceiling spotlights and wall lights, windows to side and rear and twin glazed French doors leading out to the porch and garden. Dining Area has radiator and window overlooking the garden.

Rear Entrance Porch

With tiled floor and fitted with a worktop incorporating a stainless steel sink unit and drainer with mixer tap over, part tiled walls and tiled splash, double cupboard under. Vaulted ceiling with 2 Velux rooflights. Twin glazed access doors leading to the rear garden.

From The Reception Hall a turning pine staircase rises to the First Floor Landing - With fitted utility cupboard housing the oil fired central heating boiler system, space and plumbing for washing machine, space for tumble dryer, doors off and doors to:

Bedroom Two

With radiator, attractive range of fitted wardrobes, window to front and window over looking the garden.

Bedroom Three

With radiator and window with pleasant aspect over garden.

Bedroom Four

With coved ceiling, radiator, telephone point and window to front.

Bathroom

With tiled floor and fitted with a suite comprising low level WC, wash hand basin set into vanity unit and panelled bath with shower over. Part tiled walls and tiled splash, radiator, inset ceiling spotlights, window to side.

From First Floor Landing, a further staircase rises to the second floor landing with door to:

Principal Bedroom

With slight sloping ceilings, radiator, TV point, 3 Velux windows, circular porthole window and further window, door to:

En Suite Shower Room

With tiled floor and fitted with a matching suite comprising low level WC, wash hand basin set into vanity unit with tiled splash, fully tiled shower cubicle, inset ceiling spotlights, vanity unit, extractor fan and two Velux windows.

Outside

The property is approached over a part shared tarmac driveway which leads to a further stoned driveway providing parking for circa 3-4 vehicles, whilst giving pedestrian access to the front of the property.

The Gardens - To the front of the property the gardens incorporate some attractive borders which contain a number of shrubs and plants. Timber gate leads onto a lawned area, flanked by floral bed and borders. The majority of the gardens are located to the side and rear and have been well designed by the current owner to provide a well manicured lawn with some established and well stocked fruit trees, floral and herbaceous borders which contain a number of shrubs and plants. A cleverly designed archway leads to vegetable garden with raised patches, space for greenhouse and garden shed and has a paved sun terrace. To the rear the property has a large stoned area making it an ideal area for al fresco dining, containing shrub and plant beds.

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, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 15 Mbps & Superfast 330 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-contract 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:** D**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.**Directions:**

From Shrewsbury or the A5 bypass, take the A488 sign posted Hanwood and Pontesbury. After travelling through Pontesford and passing the Nags head public house on the right hand side, continue into the village proceeding down the one-way system, past the butchers and shop. Continue to the end of the one-way system passing the chemist on the left hand side and get into the right hand lane at the junction. Turn right and after a short distance turn immediately left and the property will be found directly in front of you clearly identified by a 'For Sale' board.

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 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.