





Pinehurst, Shrewsbury Road, Pontesbury, Shrewsbury, SY5 0QD  
Offers In The Region Of £450,000

A spacious four-bedroom detached home offered for sale with NO UPWARD CHAIN, situated within the popular village of Pontesbury. The property offers well-proportioned accommodation throughout and provides an excellent opportunity for those seeking a family home in a well-established village location.

The property briefly comprises: entrance hallway, contemporary kitchen/dining room, utility room, downstairs cloakroom, spacious living room with feature fireplace, conservatory and home office. To the first floor are four good-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room, and a modern family bathroom.

Externally, the property benefits from a good-sized driveway providing good off-road parking, a double garage and a well-maintained rear garden. The property is further enhanced by air source heating.



The village of Pontesbury offers an excellent range of everyday amenities, making it a popular choice for families and those seeking a well-connected village lifestyle. Local facilities include both primary and secondary schools, a Co-op supermarket and village Post Office, village hall and church, together with a traditional butcher, doctors' surgery, dentist and nursery. There is also a frequent bus service, providing convenient links to the surrounding villages and the county town of Shrewsbury.

The property is ideally positioned for access to the A5, which provides a direct link to the M54 motorway and the wider West Midlands motorway network. Shrewsbury town centre is also readily accessible by road, offering a wider selection of shopping, leisure, cultural and recreational facilities, while the surrounding area provides a wealth of countryside and walking opportunities.

**Entrance Hallway**

With fitted carpets and useful understairs storage cupboard.

**Kitchen/ Dining Room**

Fitted with a range of contemporary eye-level and base units with a stainless steel sink unit inset into wood-effect worktops. Integrated appliances include an oven, induction hob with extractor hood over and dishwasher, together with space for an American-style fridge/freezer. Finished with wood-effect flooring.

**Utility**

Fitted with a range of matching base units, incorporating a stainless steel sink unit inset into wood-effect worktops, with space and plumbing for a washing machine and tumble dryer.

**Downstairs Cloakroom**

With low level flush wc and wood effect flooring.

**Home Office**

With fitted carpets.

**Living Room**

With fitted carpets, feature fireplace with brick surround and tiled hearth, windows enjoying views over Pontesbury Hill.

**Conservatory**

With wood effect flooring and windows enjoying views of the rear garden..

Stairs rise to first floor landing.

**Principal Bedroom**

With two fitted wardrobes, windows enjoying views over Pontesbury Hill and door leading to:

**Ensuite Shower Room**

Fitted with a white suite comprising a shower cubicle with shower unit, low-level flush WC and wash hand basin with mixer tap and storage cupboard beneath. Further benefits include a radiator and mosaic-effect tiled flooring.

**Bedroom**

With window enjoying views of the garden.

**Bedroom**

With fitted wardrobe space and windows enjoying views over Pontesbury Hill.

**Bedroom**

With fitted wardrobe space.

**Family Bathroom**

Fitted with a modern white suite comprising a panelled bath with shower unit over, low-level flush WC and wash hand basin with mixer tap and storage cupboard beneath. Further features include a radiator, mosaic-effect tiled flooring and tiled walls.

**Double Garage**

Housing the hot water cylinder, concrete flooring and electric up and over doors.

**Outside**

The property is approached through double wooden gates, opening onto a gravelled driveway providing good off-road parking. The property further benefits from a double garage, offering additional parking and useful storage space. To the rear, the garden is predominantly laid to lawn and is enclosed by fencing, providing a good degree of privacy.

**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 5 Mbps & Superfast 80 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: 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 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.

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



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>  
157.2 m<sup>2</sup>  
1693 ft<sup>2</sup>

(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.

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## General Services:

**Local Authority:** Shropshire

**Council Tax Band:** E

**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.