



Roger  
Parry  
& Partners

Lockwood, Pontesbury Hill, Pontesbury,  
Shrewsbury, SY5 0YJ



Lockwood, Pontesbury Hill, Pontesbury, Shrewsbury, SY5 0YJ  
£1,200 Per Month

A well maintained, three bedroom detached bungalow occupying a glorious, elevated position commanding spectacular views over the surrounding countryside.



Accommodation briefly comprises: entrance hall, sitting room, kitchen/diner, utility room, side hallway gives access to bedroom accommodation consisting of three good sized bedrooms and shower room.

The property has the benefit of gas central heating, double glazing with good off road parking and large detached brick built double garage. Patio and lawned area to the front of the property takes full advantage of the glorious views with further gardens with outside seating areas situated to the rear.

Available mid-August.

Rent: £1,200pcm  
Tenancy Deposit: £1,380  
Holding Deposit: £275

#### ACCOMMODATION COMPRISING:

Large, recessed, entrance porch leading to uPVC panelled and lead glazed front door with full length opaque glass double glazed side screen to one side to:

#### ENTRANCE HALL

10'3" x 5'6" (3.12 x 1.68)

With wooden flooring, coving to ceiling, double power point.

Entrance hall gives access to:

#### SITTING ROOM

15'0" x 12'0" plus recess 16'9" x 11'10" (4.57 x 3.66 plus recess 5.10 x 3.6)

With log burner set to original fireplace with raised hearth, alcove to one side with further large recess to the other side. Two double radiators, coving to ceiling, four wall light points, TV aerial socket, large PVC double glazed oriel bay window to the front enjoying outstanding elevated views over open countryside with further double glazed windows to the side.

#### KITCHEN/BREAKFAST ROOM

14'9" x 10'4" (4.5 x 3.15)

With range of units comprising stainless steel single sink unit set into a marble effect, laminate work surface extending to three wall sections with extensive range of cupboards and drawers under and incorporated wine racks, tiled splashed work surfaces, recess for electric cooker with built in extractor fan above. Extensive range of eye level cupboards to two walls, ceramic tiled flooring, double radiator, power and lighting points, large double glazed window overlooking gardens to the rear.

#### UTILITY

7'0" x 5'11" (2.13 x 1.8)

(From Kitchen, archway through to utility room)

With plumbing and set water washing machine, wall mounted gas fired boiler supplying domestic hot water and central heating, double glazed window to the side, uPVC glazed and panelled service door to rear gardens.

Entrance Hall gives access to:

#### SIDE HALL

11'8" x 3'0" (3.56 x 0.91)

With coving, lighting point, access to roof space and wooden flooring giving access to bedroom accommodation comprising:

#### BEDROOM ONE (FRONT)

13'0" x 9'6" (3.96 x 2.9)

With radiator, power, and lighting points, built in double wardrobes with hanging rail and top shelf, uPVC double glazed window to the front enjoying outstanding elevated views over surrounding countryside.

#### BEDROOM TWO (REAR)

11'10" x 10'5" (3.61 x 3.18)

With radiator, power, and lighting points, built in double wardrobe, uPVC double glazed window to the rear.

#### BEDROOM THREE (REAR)

10'5" x 7'11" (3.18 x 2.41)

#### SHOWER ROOM

Fitted with contemporary suite, comprising one fully tiled shower cubicle with glazed screen, contemporary vanity wash hand basin with mirror above, low flush WC, chrome ladder style radiator, fully tiled to walls and flooring, range of recess lighting, high level opaque glass uPVC double glazed windows to the front.

#### OUTSIDE

The property is approached from a council lane via brick paved driveway providing extensive off road parking and extension to garage with turning area.

#### GARAGE

20'10" x 19'2" (6.35 x 5.84)

With electric operated door, power and lighting points, window to rear, service door to the side.

#### FRONT GARDENS

From the driveway, steps lead up to a semi-circle paved raised patio giving access to the front door and providing a lovely outside seating area taking advantage of the glorious elevated views over fields and countryside. A pathway extends across the front of the property giving access to wrought iron gate which leads down the other side of the property to the rear. Front garden is laid to lawns, surrounded by flower and shrub borders with outside lighting.

#### OUTSIDE REAR

From the utility door out on to paved area with outside water tap, outside lighting, timber constructed log store, steps leading up to paved sun patio with lawns extending surrounded by flower and shrub borders. Concrete pathway extends across the width of the property.

Garden is enclosed by a variety of fencing edging.

#### DIRECTIONS:

Take the A488 which is Castle Road, continue through the village of Hanwood. On reaching Pontesbury, follow the one way system round the church taking the next turning left signposted Pontesbury Hill. Continue up the lane up Pontesbury Hill for approximately half a mile and Lockwood is situated on the left-hand side with a brick paved driveway.

#### EPC Rating D

For a full copy of the Energy Performance Certificate please contact agents.

#### Council Tax Band D

Shropshire Council

#### Measurements

All measurements mentioned in these letting particulars are approximate

#### Viewings

By appointment only through Roger Parry & Partners

#### Assured Periodic Tenancy (APT)

#### Tenancy Deposit

Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

#### Holding Deposit

PLEASE READ: Before your application can be fully considered, you will be required to pay Roger Parry & Partners a holding deposit equivalent to one week's rent for the property you wish to apply for. You are advised to familiarise yourself with your legal rights and may wish to seek independent legal advice before signing this or any other document provided by us. Once the holding deposit has been received, current legislation allows a maximum of 15 days for the necessary paperwork to be completed. This period may only be extended by written agreement between both parties. The holding deposit may be retained in the following circumstances:

- If you decide not to proceed with the tenancy during the 15-day period
- If you unreasonably delay responding to reasonable requests from Roger Parry & Partners or Rightmove Landlord & Tenant Services
- If you provide false or misleading information as part of your application
- England only - If you fail the checks the Landlord is legally required to carry out under the Immigration Act 2014 (Right to Rent)

In these circumstances, the holding deposit will be retained by Roger Parry & Partners and the Landlord.

If the Landlord decides not to proceed with the tenancy for reasons unconnected with the above, the holding deposit will be refunded within seven days. If you are offered a tenancy and you accept it, the holding deposit can be credited towards the tenancy deposit or rent if both the applicant and agent are in agreement.

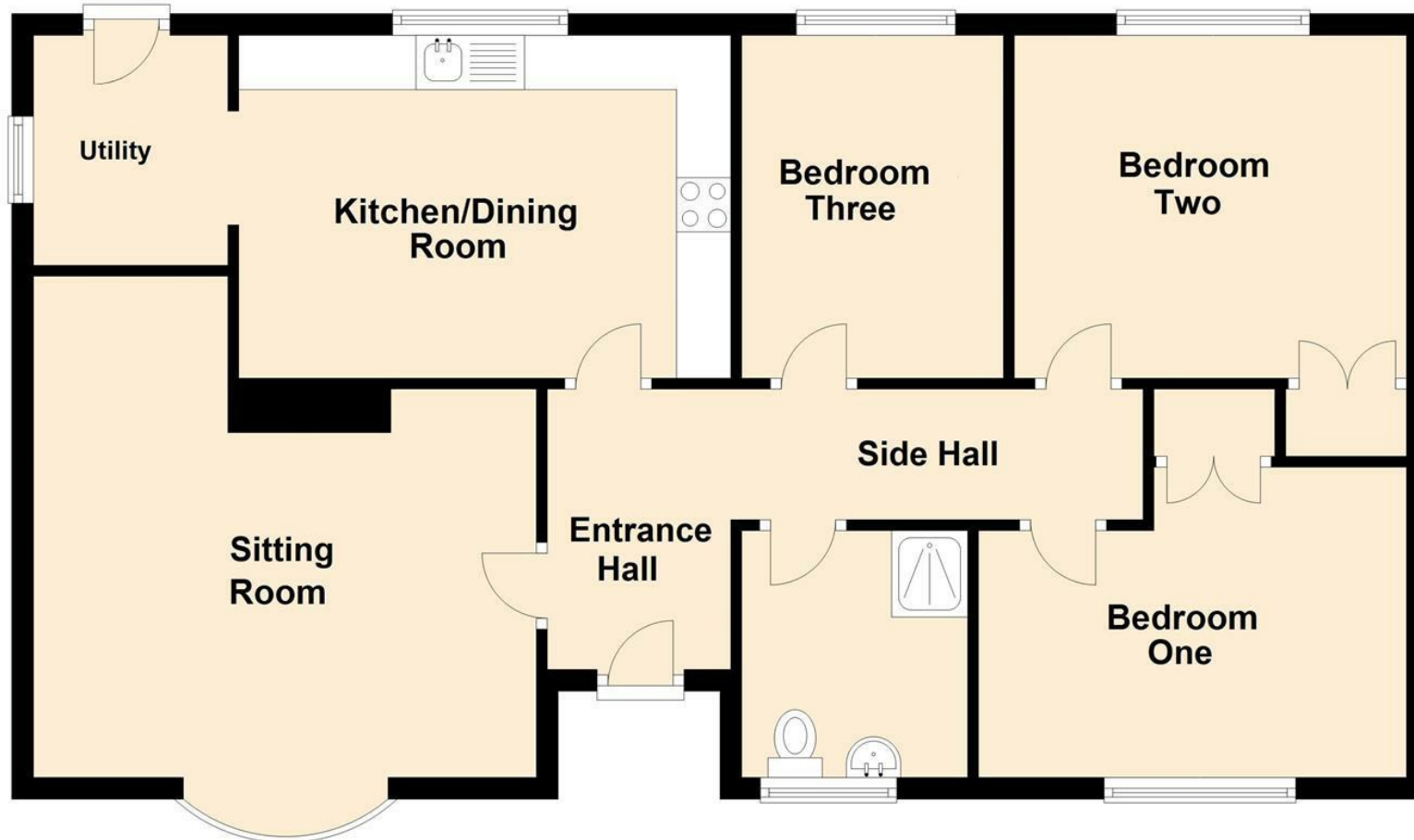
Where the holding deposit is neither refunded nor credited, you will be provided with written reasons within seven days explaining why it has been retained.

By submitting your application, you agree to pay any such permitted fees if they become due.

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

**Ground Floor**

Approx. 84.9 sq. metres (913.8 sq. feet)



Total area: approx. 84.9 sq. metres (913.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.

[www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007

Plan produced using PlanUp.

## General Services:

**Local Authority:** Shropshire County Council

**Council Tax Band:** D

**EPC Rating:**

**Tenure:**

**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.

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### 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.