





**Bridgeway House Brookside, Pontesbury, Shrewsbury, SY5 0QF
Offers In The Region Of £387,000**

A spacious detached four bedroom family home, ideally situated in the heart of the sought-after village of Pontesbury.

The well presented accommodation briefly comprises an entrance porch, hallway, living room, separate dining room, kitchen/breakfast room, home office, utility room and a downstairs cloakroom. To the first floor, there is a principal bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside, the property benefits from a driveway providing ample off road parking, a garage, and a generously sized rear garden, offering an excellent space for outdoor enjoyment and family living.



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.

Entrance Porch

With tiled flooring. Door leads through to:

Entrance Hallway

With fitted carpets and heating control thermostat.

Living Room

With fitted carpets, Hunter glass fronted wood burner with tiled hearth and wood surround. Glazed door leads through to:

Dining Room

With fitted carpets and sliding patio doors providing access to the rear garden. Door leads to:

Kitchen/ Breakfast Room

Fitted with a range of wall and base units, stainless steel sink unit with mixer tap, Zanussi oven and grill, induction hob with extractor hood above, space for a dishwasher and fridge/ freezer, useful pantry cupboard and tiled flooring. Door leads through to:

Inner Hallway

With fitted carpets.

Home Office

With fitted carpets.

Utility

Housing the oil boiler, concrete flooring and door that leads out to the rear garden.

Downstairs WC

With vinyl floor covering, low level flush wc, wash hand basin with taps and shaver socket.

Stairs rise to first floor landing with fitted carpets and access to roof space.

Principle Bedroom

With fitted carpets, fitted wardrobes and door to:

Ensuite Shower Room

Fitted with a white suite comprising shower cubicle with shower unit, riser rail and shower head, wash hand basin with taps, low level flush wc, heated towel rail and vinyl floor covering.

Bedroom

With fitted carpets, fitted wardrobes and window with a view of the Pontesbury Church.

Bedroom

With fitted carpets and fitted wardrobes.

Bedroom

With fitted carpets and fitted wardrobes.

Family Bathroom

Fitted with a white suite comprising panelled bath with shower unit and riser rail and shower head, low level flush wc, wash hand basin, heated towel rail, extractor fan and fitted carpets.

Garage

With up and over door, power and lighting and concrete flooring.

Outside

The property is accessed from Brook Road via a bridge leading to a private tarmac driveway, shared with only two neighbouring properties. To the rear, the garden is predominantly laid to lawn and features a paved patio area, providing an ideal space for outdoor dining and relaxation. The garden 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, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 6 Mbps & Superfast 49 Mbps. Mobile Service: Good, variable in home. 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.

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



General Services:

Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating: D

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

01743 343343

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& Partners



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.