





28b Linley Avenue, Pontesbury, Shrewsbury, SY5 0TE
Offers In The Region Of £275,000

Offered for sale with no upward chain, a well presented, three bedroom semi detached house, with spacious accommodation, gardens and off street parking. The property has well designed accommodation that comprises of reception hall, living diner, kitchen breakfast room and cloakroom. The first floor has three bedrooms and a family shower room. Viewing is highly recommended to appreciate this home.



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 Hall

Entrance door providing access into Reception Hall with radiator and deep downstairs storage cupboard.

Cloakroom

With low flush Wc, wash hand basin and radiator.

Kitchen/ Breakfast Room

Fitted with a range of units comprising single sink with mixer taps set into worksurfaces and tiled splashbacks. Extensive range of cupboards and drawers under, integrated fridge freezer, space for washing machine and tumble dryer, built in single oven with electric hob and extractor hood. Range of built in eye level cupboards. Inset ceiling lights and window to rear garden.

Living/ Diner

A spacious room a dual aspect, window to front and french doors leading into sun room.

Sunroom

With window and French doors to rear courtyard garden.

From the reception hall stairs rise to first floor landing with access to loft space.

Bedroom One

With window to rear and radiator.

Bedroom Two

With window to front and radiator.

Bedroom Three

With window to front, radiator and storage over stairs.

Shower Room

Having attractive three piece suite comprising shower unit, wash hand basin with storage cupboard below, low flush WC, splashback surround to walls, window to rear, heated towel rail and wall mounted extractor fan.

Outside

To the rear of the property there is a generous tarmac driveway providing ample off street parking. Gated pedestrian side access then leads to the gardens, comprising of paved patio to rear with storage shed and lawn laid to side and rear with shrubs. There is a lovely view of Pontesbury Hill to the front. The gardens are enclosed by fencing and a low level brick wall to the front.

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 12 Mbps & Superfast 1800 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 B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

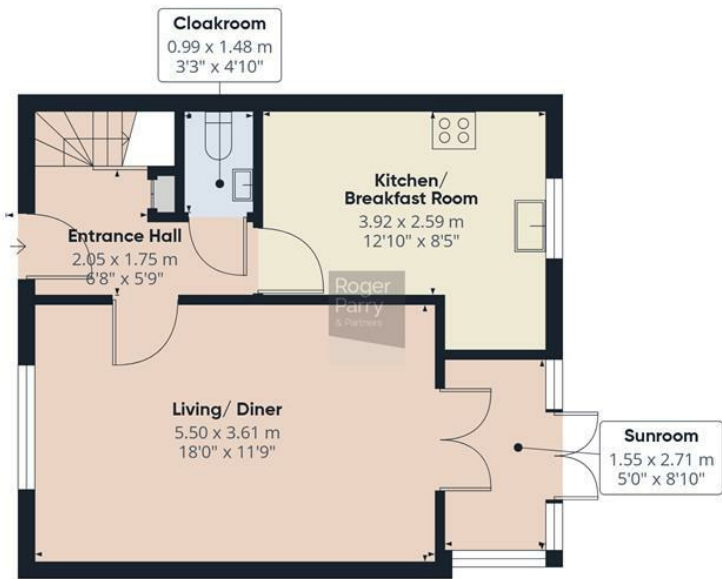
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

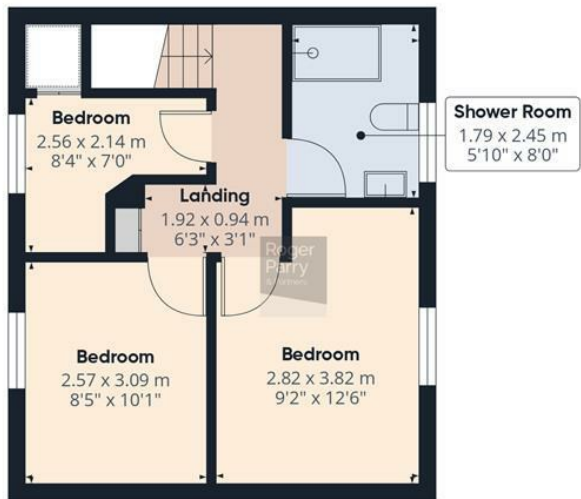
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Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

74.1 m²
797 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.

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General Services:

Local Authority: Shropshire Council

Council Tax Band: B

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

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.