



New House, Pontesbury Hill, Shrewsbury, SY5 0YH

3 bedroom detached house — £350,000 Freehold

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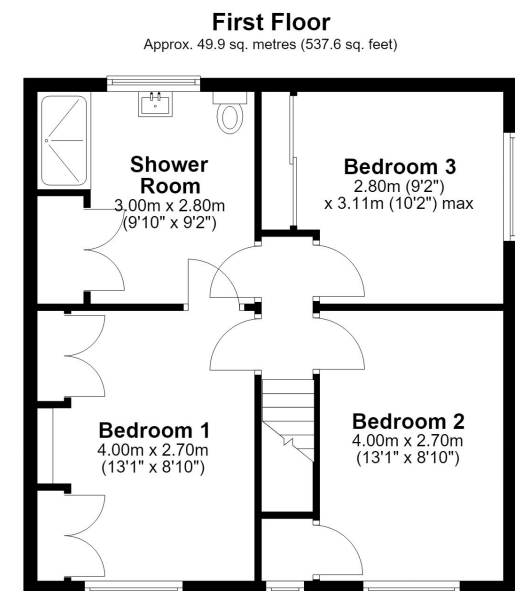
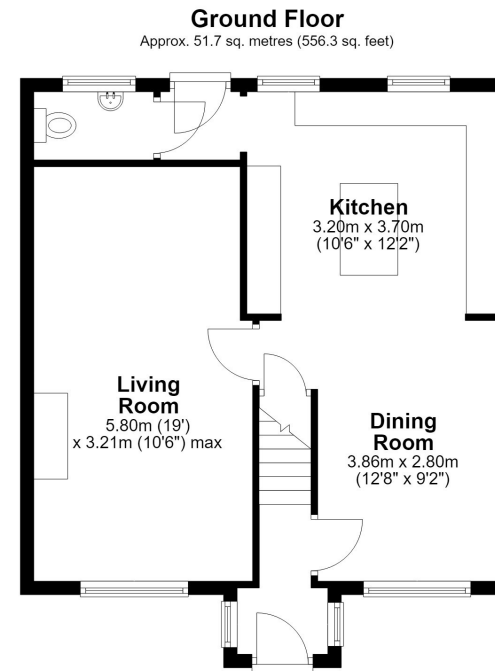
sales@cgpooks.co.uk

Located in a lovely setting on Pontesbury Hill within walking distance of the village's excellent amenities. This very attractive detached cottage has been a well-cared for family home for many years, offering good accommodation along with a sizable driveway and rear garden, from which there are far reaching views.

KEY FEATURES

- Entrance hall to the dining room which is open plan to the kitchen and has oak boarded flooring, window to front, as well as built in store and door to living room.
- The well fitted kitchen has tiled flooring and an extensive range of units with an island, and integrated appliances including a range cooker. There are also two windows to the rear as well as access to a rear entrance hall with cloakroom.
- Living room with feature chimney breast and wood burner, custom made fitted display and storage cupboards and window to front.
- Staircase from hall to landing where there are three double bedrooms with built in wardrobes and a large shower room which also has a door connecting to the main bedroom.
- Gas central heating and replacement double glazed windows.
- To the side of the property there is a gravelled driveway which provides parking for about three cars.
- At the rear of the property there is a pathway with a few steps leading up to a large two tiered sun terrace where there is also a brick-built workshop/store with double doors.
- The extensive rear garden is south facing and laid to lawn with established trees and lovely views towards the Long Mountain.
- Great location not far from the centre of the village yet also a short walk from open countryside and some beautiful walks. Pontesbury has a fantastic range of amenities, such as a supermarket, local butchers/bakers, medical centre, great pubs, restaurants and takeaways. There are also good primary and secondary schools.
- No onward chain.

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Total area: approx. 101.6 sq. metres (1093.9 sq. feet)









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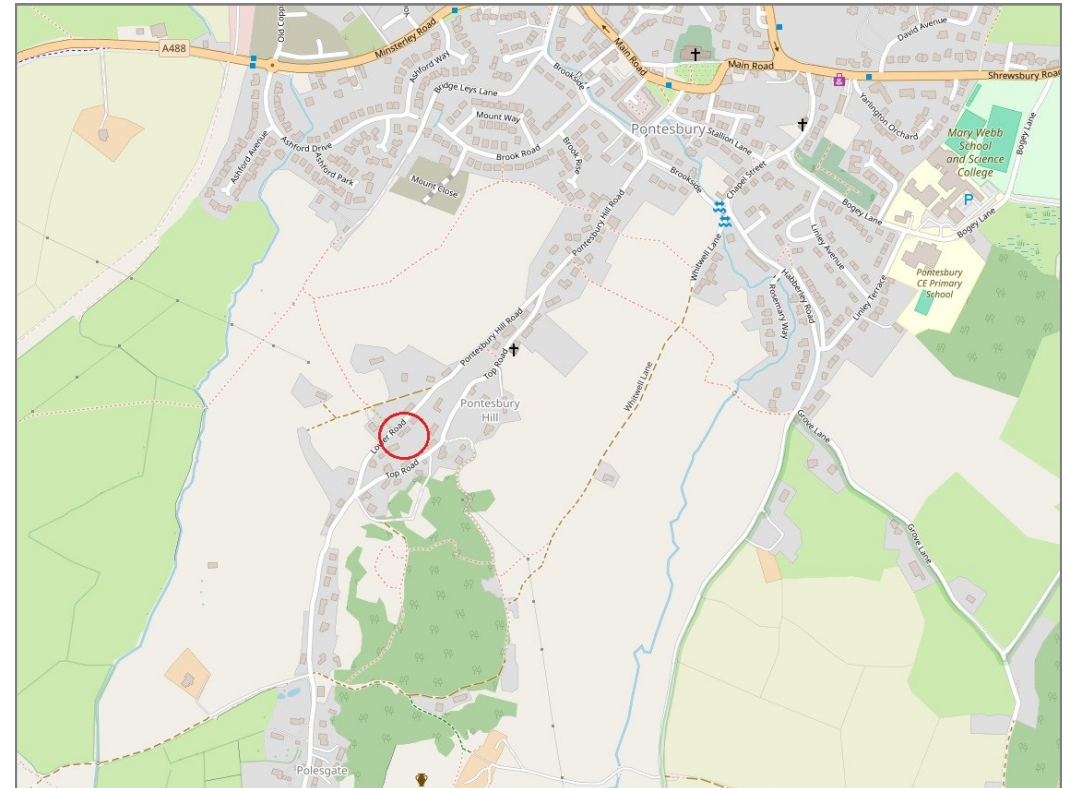
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band D
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

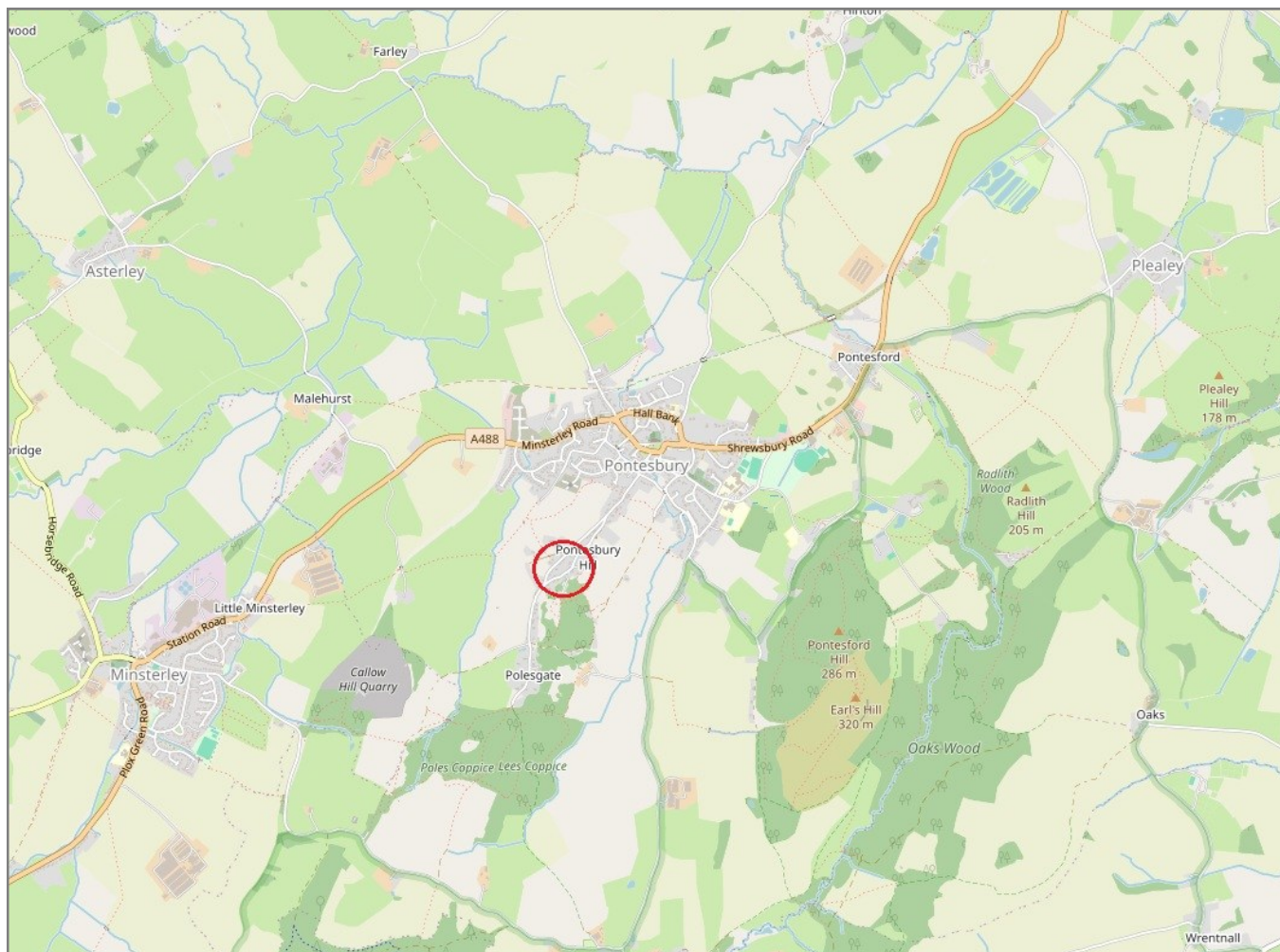
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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