



8 Croft Cottages, Pontesbury, Shrewsbury, Shropshire, SY5 0RU

£310,000

This 4 bedroom family house is centrally located in the popular village of Pontesbury offering a full range of amenities. The accommodation has been further improved by the present owners and offers: Hall, Large Living Room with wood stove, refitted Kitchen/Dining Room, Utility Room, ground floor Shower Room. On the first floor there are 3 double Bedrooms and attractive fitted Bathroom. Further large double room on the second floor. Front and rear gardens, ample parking. GCH, recently installed double glazing. Viewing recommended.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed composite entrance door.

Entrance Hall

Useful under stairs storage cupboard, staircase leading to First Floor Landing.

Living Room 14' 4" x 19' 11" max 13' 9" min (4.37m x 6.07/4.19m)

Feature brick fireplace with side shelving and inset Aga wood burner, radiator, 2 double glazed windows to the front and further double glazed window to the side.

Kitchen/Dining Room 14' 5" x 13' 9" max 11' 2" min (4.39m x 4.19/3.40m)

The Kitchen has been fully refitted by the present owners with a range of grey fronted units with wood effect laminated work tops, inset 1 1/2 bowl sink with decorative pattern tile splash backs, integrated electric double oven, 5 ring gas hob with filter hood above, plinth lighting, sunken lighting, double glazed window overlooking rear garden, double glazed door to rear garden.

Utility Room 7' 8" x 6' 1" (2.34m x 1.85m)

Fitted with base and eye level cupboards, laminated work tops, inset sink unit, wall mounted Worcester gas central heating boiler, double glazed window to the rear.

Shower Room

Fitted with 3 piece suite providing corner shower cubicle, wash basin with cupboard beneath, WC, extractor, double glazed side window.

Spacious First Floor Landing

Radiator, door to Inner Landing.

Bedroom 1 11' 2" x 10' 2" (3.40m x 3.10m)

Radiator, built in wardrobe, double glazed window to the front.

Bedroom 2 13' 9" x 7' 2" (4.19m x 2.18m)

Radiator, double glazed window to the rear.

Bathroom

Beautifully appointed with 3 piece suite providing 'P' shape bath, wash basin set to stand cupboard beneath, WC, extensive tiled wall areas, heated towel rail, extractor, double glazed rear window.

Bedroom 3 9' 5" x 8' 10" (2.87m x 2.69m)

Radiator, double glazed window to the front.

Inner Landing

Staircase leads to Second Floor.

Second Floor

Bedroom 4 16' 4" x 9' 5" min (4.97m x 2.87m)

Vaulted ceiling, radiator, Velux double glazed skylight enjoying views across the village.

Outside - Front

Tarmacadam driveway providing parking and further gravel hardstanding for addition parking. The front garden is laid to lawn with central pathway.

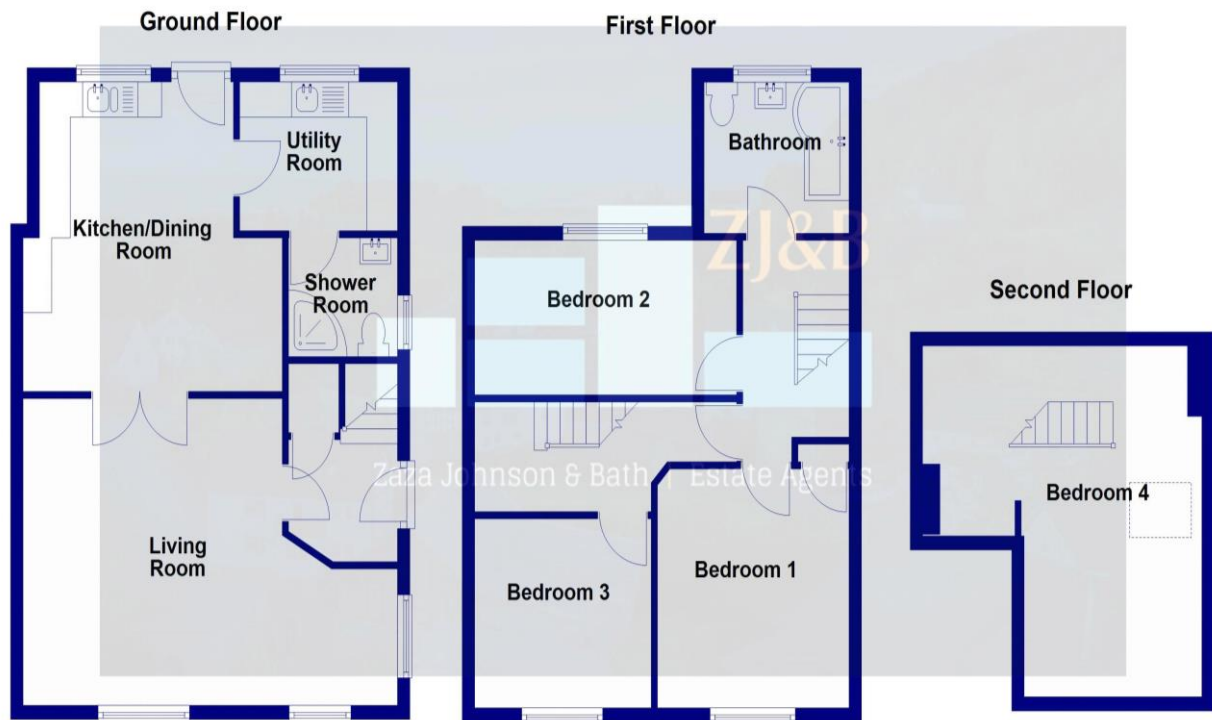
Rear Garden

Designed for easy maintenance, approached onto a large paved patio, large timber shed and log store. Enclosed by fencing with gated access to the front.

Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



8 Croft Cottages, Pontesbury

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Energy performance certificate (EPC)

8 Croft Cottages Pontesbury SHREWSBURY SY19 0RU	Energy rating	Valid until:	9 July 2035
	D	Certificate number:	5535-6523-3500-0043-2206

Property type: End-terrace house

Total floor area: 70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

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