

Roger Parry & Partners

35 Signal Drive, Pontesbury, Shrewsbury, SY5 0FN





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Offers In The Region Of £379,995

A delightful and well-presented three-bedroom detached home, situated within a private cul-de-sac in the popular village of Pontesbury, near Shrewsbury.

The property briefly comprises an entrance hall, living room, modern open-plan kitchen/diner with patio doors, utility room and downstairs cloakroom. To the first floor are three bedrooms, one benefiting from an en-suite shower room, alongside a family bathroom.

The rear garden is a particular highlight, having been thoughtfully landscaped by the current owners to create an attractive outdoor space. The property further benefits from a garage and a generous driveway providing ample off-road parking.













Pontesbury is a highly sought-after village offering an excellent range of local amenities, making it a popular choice for a variety of buyers. The village benefits from a selection of shops, pubs, eateries and everyday conveniences, together with a welcoming community atmosphere. Surrounded by attractive Shropshire countryside, the area provides an appealing balance between village living and access to beautiful rural walks and outdoor pursuits.

The property is also conveniently positioned for access to the Shrewsbury bypass, which connects to the wider motorway network via the M54, making it well placed for commuters and those travelling further afield. The historic medieval town centre of Shrewsbury is within easy reach, offering an extensive range of shopping, leisure, educational and recreational facilities.

Entrance Hall
With fitted carpet and radiator.

Living Room
With wood effect flooring, radiator and window to the front. Door to:

Open Plan Kitchen/ Diner
Fitted with a range of modern eye-level and base units, complemented by worktops incorporating a sink unit with mixer tap. Integrated appliances include a Hotpoint oven and grill, microwave, four-ring induction hob with extractor hood above, and fridge freezer. Further features useful understairs storage cupboard, under-cabinet spotlights, decorative flooring, a radiator and French patio doors opening out onto the rear garden.

Utility
Fitted with a range of matching base units and worktops incorporating a stainless steel sink with mixer tap. Integrated appliances include an Indesit dishwasher and Hotpoint washer/dryer. A wall cupboard houses the Vaillant gas-fired boiler. The room is further complemented by matching decorative flooring, a radiator and a door providing access to the side of the property.

Downstairs Cloakroom
Featuring matching decorative flooring, a low-level flush WC and wash hand basin with mixer tap. The room is further complemented by a radiator, half-height tiling to one wall and a window providing natural light.

Stairs rise to first floor landing.

Principal Bedroom
With fitted carpet, useful fitted wardrobe, radiator and two windows. Door to:

Ensuite Shower Room
Fitted with a modern white suite comprising a shower cubicle with shower unit, low-level flush WC and wash hand basin with mixer tap and mirrored cabinet above. Further features include a heated towel rail, window providing natural light, tiled flooring, half-height tiling to one wall and full tiling within the shower cubicle.

Bedroom
With fitted carpets, radiator and window overlooking delightful rear garden.

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With fitted carpets, radiator and window overlooking delightful rear garden.

Bathroom
Fitted with a modern white suite comprising a panelled bath with shower unit and sliding shower screen, low-level flush WC and wash hand basin with mixer tap and mirrored cabinet above. Further features include a heated towel rail, window providing natural light, tiled flooring, half-height tiling to one wall and complementary tiling around the bath area.

Outside
The property is situated within a quiet cul-de-sac and benefits from a tarmacadam driveway providing off-road parking for several vehicles, together with access to the GARAGE, which is fitted with up-and-over doors.

The rear garden is a particular feature of the property, having been thoughtfully landscaped to create an attractive and well-maintained outdoor space. The garden comprises a variety of gravelled and stone sections, complemented by an assortment of planted pots, shrubs and trees. A paved patio area provides an ideal space for outdoor dining and entertaining. The garden also benefits from quality up-lighters, convenient pedestrian access to the side of the property and an outdoor shed.

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 7 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor and in home. We understand the Flood risk is: High for surface water and low for rivers and seas. We would recommend this is verified during pre-contract enquiries.

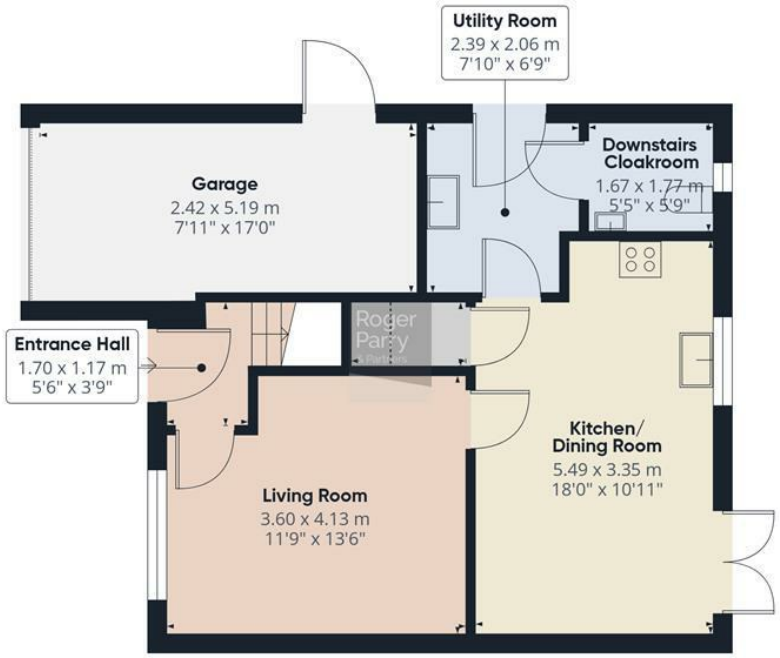
COUNCIL TAX BANDING
We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

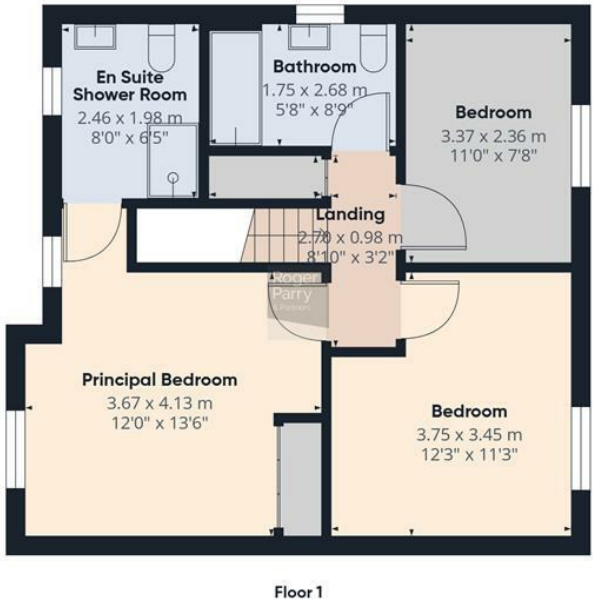
SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER
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)







Approximate total area(1)

105.3 m²

1135 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire Council
Council Tax Band: D
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 t o 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 s hould 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 b een 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.