

1 WICKET AVENUE

PONTESBURY | SHREWSBURY | SY5 0FH

Halls 1845



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Shrewsbury 8.3 miles | Telford 21.5miles
(all mileages are approximate)

AN IMMACULATELY PRESENTED AND PARTICULARLY SPACIOUS DETACHED FAMILY HOME, OFFERING A FANTASTIC LIVING SPACE SET WITH DELIGHTFUL SOUTH WESTERLY FACING GARDENS.

Sought after rural village
Generously proportioned family home
Neatly presented throughout
Large driveway parking area
South west facing gardens

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ
T: 01743 236444
E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed West taking the A488 through the village of Hanwood. On entering Pontesbury head into the village and onto the one way system. Continue passed the church and pharmacy and then get into the right hand lane. Take the right turn onto Hall Bank taking the left turn into Cricketers Meadow. Follow the road to the right and then second left onto Wicket Avenue where the property will be found.

SITUATION

The property is pleasantly located in the popular village of Pontesbury and is within walking distance of a number of amenities including pubs, restaurants, local shops, churches, medical, dental and veterinary surgeries, library and schools. The house is located close to Pontesford hill with its wonderful walks and spectacular views. A more comprehensive range of facilities are available in the county town of Shrewsbury. There is easy access to the A5 which links through to Oswestry to the north, Telford to the east and onto the M54 and national motorway network. There is also a rail service available in Shrewsbury town centre.

PROPERTY

The property offers spacious and versatile accommodation throughout, making it an ideal family home. The accommodation briefly comprises a welcoming reception hall, downstairs cloakroom, separate study and a generous lounge featuring an impressive inglenook fireplace with cast iron wood burner. Double doors lead through to the superb open-plan kitchen/dining room, which provides an excellent space for both everyday family living and entertaining. The modern kitchen is fitted with a comprehensive range of eye-level and base units, complementary work surfaces, integrated fridge freezer and dishwasher, together with space for a range cooker. The dining area benefits from French doors opening directly onto the attractive rear garden, creating a lovely connection between indoor and outdoor living.



A useful separate utility room provides additional storage and space for laundry appliances. Leading off the utility room is a particularly versatile games room and bar, which was formerly the property's double garage and has been converted to provide an excellent additional reception space. The room benefits from bi-fold doors opening onto the rear garden, and importantly, the original up-and-over garage door remains in situ, meaning the accommodation could readily be converted back into a double garage if desired.

To the first floor, the landing gives access to four well-proportioned bedrooms and the family bathroom. The generous principal bedroom benefits from triple built-in wardrobes with mirrored sliding doors and a stylish en-suite shower room. Bedroom two is another good-sized double bedroom with built-in mirrored wardrobes, whilst bedrooms three and four overlook the attractive rear garden. Completing the first-













floor accommodation is the family bathroom, fitted with a panelled bath with Grohe shower over, vanity wash hand basin and WC.

OUTSIDE

Externally, the property occupies an attractive corner plot and is approached via a generous tarmacadam driveway providing ample off-road parking for up to four vehicles. Steps with wrought-iron railings lead to the main entrance, flanked by an elevated front garden laid to lawn and bordered by a privet hedge. The side garden is also attractively laid to lawn with privet hedging, whilst a paved pathway leads to a wooden side gate giving access to the rear garden.

A particular feature of the property is its beautifully maintained, enclosed south-west-facing rear walled garden, offering an extensive paved sun terrace, ideal for outdoor dining and entertaining, together with well-kept lawned areas complemented by an attractive selection of flowering plants, shrubs, roses and specimen trees.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - F



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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