

Pinebank Brookside, Pontesbury, Shrewsbury, Shropshire,
SY5 0QF

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £320,000

Viewing: strictly by appointment
through the agent

Occupying a particularly generous sized plot with the added benefit of being offered For Sale with NO UPWARD CHAIN. This is a well proportioned and particularly spacious, three bedroom detached bungalow. The property is situated within this highly desirable village location of Pontesbury which has an excellent range of local amenities and is well placed for easy access to the Shrewsbury town centre and the local bypass linking up to the M54 motorway network. The accommodation briefly comprises of the following; Entrance hall, inner hallway, lounge / diner, upvc double glazed conservatory, kitchen, three bedrooms, shower room, well established front, side and rear gardens, driveway and garage, upvc double glazing, oil fired central heating, NO UPWARD CHAIN. Viewing is recommended.

The accommodation in greater detail comprises the following:

Canopy over

Wood effect upvc double glazed entrance door gives access to:

Hallway

Having cloaks cupboard, radiator, telephone point, wall-mounted thermostat control unit. Door from hallway gives access to:

Lounge / diner

20'10 x 12'4
Having two wood effect upvc double glazed windows, two radiators, television and telephone points, open fire set to an exposed brick style chimney breast. Sliding patio door from lounge / diner gives access to:

Upvc double glazed conservatory

10'1 x 8'1
Having a brick base, a range of upvc double glazed windows, polycarbonate roof, tiled floor, wood effect upvc double glazed French Doors giving access to the rear gardens.

From hallway doors give access to:

Kitchen

10'1 x 8'6
Having a range of eye level and base units with built-in cupboards and drawers, floor-mounted oil fired central heating boiler, tiled splash surrounds, fitted style wooden worktops with inset sink and mixer tap over, wood effect upvc double glazed door giving access to the rear gardens.

Door from hallway gives access to:

Inner hallway

having airing cupboard, coving to ceiling. Doors then give access to three bedrooms and re-fitted shower room.

Bedroom

10'8 x 10'1
Having a range of fitted bedroom furniture, wood effect upvc double glazed window to rear, radiator.

Bedroom

10'8 x 10'7
Having wood effect upvc double glazed to front, a range of fitted furniture, radiator.

Bedroom

8'8 x 7'5
Having wood effect upvc double glazed window to front, radiator, coving to ceiling.

Re-fitted shower room

Having a large style shower cubicle, low flush WC, pedestal wash hand basin, tiled to walls, tiled floors, radiator, wood effect upvc double glazed window to the rear, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a lawned garden with mature tree, bushes and hedging. To the side of this there is a driveway which gives access to:

Garage

To the side of the bungalow there is garden with mature hedging,. Access is then given to the bungalows well-established rear gardens which comprises; crazy paved patio area, lawned garden, a variety of mature shrubs, plants and bushes, timber garden shed, oil tank, covered timber pergola. The gardens are enclosed by three sides by hedging and fencing.

Services

Mains water, electricity, drainage and oil are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Council Tax Banding [d]

Mortgage services

We offer a no obligation mortgage service through our in

house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (option 1 for sales).

Referral fee disclaimer

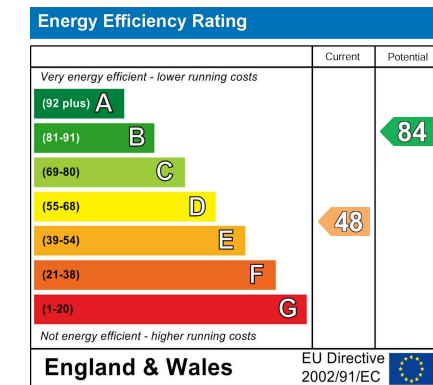
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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.

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only

and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

