



7 Signal Drive, Pontesbury, Shrewsbury, Shropshire, SY5 0FN

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**50% Shared Ownership £145,000**

Viewing: strictly by appointment through the agent



**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.
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A well presented, modern three bedroom semi-detached home, offering deceptively generous living space throughout, available on a 50% shared ownership basis through Connexus Housing Association. The property boasts well designed, bright and airy living accommodation throughout and occupies a pleasing end of cul-de-sac position. Nestled in the rolling countryside of Shropshire, Pontesbury is highly desirable village location, located south west of Shrewsbury and is well serviced by a range of excellent amenities some of which include: Co-op supermarket, bakery, butchers, well regarded schooling and commuting centre. this property will appeal to many buyers and early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, inner hallway, cloakroom, attractive kitchen;/diner, first floor landing, three good size bedrooms, modern bathroom, front and rear enclosed gardens, two allocated car parking spaces, gas fired central heating, UPVC double glazing, solar panels, Viewing is recommended.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

**Entrance hallway**

Having radiator.

Door from entrance hallway gives access to:

**Lounge**

13'8 x 12'10

Having UPVC double glazed window to front, radiator.

Door from lounge gives access to:

**Inner hallway**

Having radiator, under stairs store cupboard.

Door from inner hallway gives access to:

**Cloakroom**

6'9 x 4'11

Having low flush WC, pedestal wash hand basin, radiator, vinyl wood effect floor covering, wall mounted extractor fan, recessed spotlights to ceiling.

Door from inner hallway gives access to:

**Attractive kitchen/diner**

17'1 x 9'6

Comprising : A range of attractive eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob with stainless steel cooker canopy over, fitted wooden style worktops with inset stainless sink drainer unit with mixer tap over, cupboard housing gas fired central heating boiler, UPVC double glazed window to rear, vinyl wood effect floor covering, radiator, UPVC double glazed French doors giving access to rear gardens, space for appliances.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access.

Doors from first floor landing then give access to: Three good size bedrooms and bathroom.

**Bedroom one**

17'0 max reducing down to 11'0 min x 12'4 max redu

Having two UPVC double glazed windows with a pleasing aspect to front, large built-in double wardrobe, wall mounted digital heating control panel.

**Bedroom two**

10'0 x 9'6

Having UPVC double glazed window to rear, radiator.

**Bedroom three**

11'6 x 7'3

Having UPVC double glazed window to rear, radiator.

**Bathroom**

7'2 x 6'0

Having a three piece white suite comprising: Panel bath with mixer shower over, folding glazed shower screen to side, low flush WC, pedestal wash hand basin, wall mounted shaver point, vinyl tiled effect floor covering, radiator, recesses spotlights and extractor fan to ceiling.

**Outside**

To the front of the property there are two allocated car parking spaces. Paved pathway then gives access to front door with low maintenance stone sections. Gated side access then leads to the property's:

**Rear gardens**

Having paved patio/sun terrace, outside lighting point and cold water tap, lawn garden. The rear gardens are enclosed by fencing.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

**Tenure**

We are advised that the property is LEASEHOLD.

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 997 years

Ground rent TBC

Rent payable to Housing Association per calendar month

£373.52

Building Insurance payable per month £28.27

Ground maintenance payable per month £27.23

Total current monthly charges for the above £429.02

The above charges/lease details have not been verified and

confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**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 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.

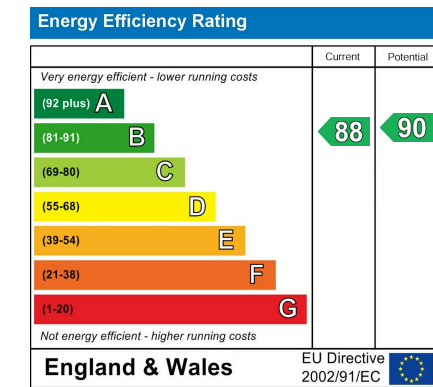
**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are

accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



**FLOORPLANS**