



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Brooklands, Pontesbury, Shrewsbury, SY5 0QF**

**£400,000 Region**

To view this property please call us on **01743 236 800** Ref: C7219/GM/KQ

# A neatly kept and spacious four bedroom detached property.

This neatly kept and spacious four bedroom detached house, provides well planned and well proportioned accommodation throughout, but would benefit from some modernisation and improvement. The accommodation comprises; entrance hall, cloakroom, kitchen/breakfast room, dining room, lounge, study, master bedroom with en-suite shower room, three further good sized bedrooms and a bathroom. Double garage and parking. Good sized front and rear gardens. Double glazing and oil fired central heating. No upward Chain.

The property is pleasantly and conveniently situated in a quiet part of the village and only a short walk from excellent amenities including primary and secondary schools, a co-op supermarket, doctors, dentists and restaurants, and an attractive village Church. There is also a frequent bus service and easy access to the By-pass which provides easy access to the M54 and West Midlands.



## INSIDE THE PROPERTY

### COVERED PORCH

Quarry tiled floor.

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, WC

### STUDY

9'1" x 6'4" (2.77m x 1.93m)

Window to the front

### LOUNGE

16'7" x 11'4" (5.06m x 3.46m)

Attractive fireplace with brick surround, tiled hearth and open fire

Window to the front

Double doors to:

### DINING ROOM

8'2" x 11'4" (2.48m x 3.46m)

Sliding doors to rear garden

### KITCHEN / BREAKFAST ROOM

12'3" x 13'0" (3.74m x 3.97m)

Fitted with a range of matching units with cupboards and drawers, worktops over and tiled splash.

Under stairs store cupboard

Windows to the rear overlooking the garden

Door to double garage

STARICASE rising from the entrance hall to FIRST FLOOR  
LANDING with loft access and built in airing cupboard.

### BEDROOM 1

13'2" x 11'4" (4.02m x 3.46m)

Built in double wardrobe

Window to the front

### EN SUITE SHOWER ROOM

Tiled shower cubicle

Pedestal wash hand basin, wc

### BEDROOM 2

10'11" x 9'7" (3.32m x 2.92m)

Built in double wardrobe

Window to the front

### BEDROOM 3

9'3" x 6'9" (2.83m x 2.05m)

Built in cupboard

Window overlooking the garden and with views towards the village Church

### BEDROOM 4

9'3" x 8'8" (2.83m x 2.63m)

Built in cupboard

Window overlooking the garden with views towards the village Church

### BATHROOM

Panelled bath

Wash hand basin, wc

Bidet

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

The property is approached over a tarmac driveway providing ample parking, access to the double garage and pedestrian access to the reception area. The front gardens are neatly kept and laid to lawn with inset shrubs and enclosed by mature hedging and fencing.

To the side of the property is a paved pathway, which is approached via a wooden gate where there is a good sized garden, mainly laid to lawn with a paved patio area, herbaceous borders and enclosed on all sides by wooden fencing,







## FLOOR PLANS ...



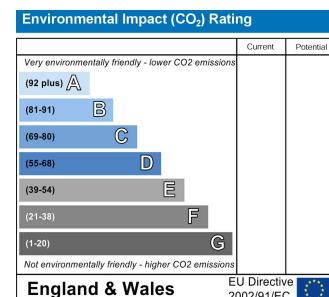
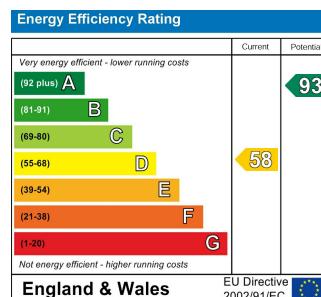
Total area: approx. 1537.6 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A488 (Bishops Castle Road) passing through Hanwood and Lea Cross and on reaching Pontesbury, enter the one-way system, passing the Church and take the first turning on the left signposted to Pontesbury Hill, after approximately 300 yards, turn right onto Brookside and after approximately 150 yards the entrance to Brookside will be found on the right hand side.,

# HOW ENERGY EFFICIENT IS THIS PROPERTY?



## SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

## TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

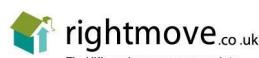
## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

## DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700

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