



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

18 Ashford Drive, Pontesbury, Shrewsbury, SY5 0QR

**Offers In The Region
Of £294,000**

To view this property please call us on **01743 236 800** Ref: C7689/WM/KQ

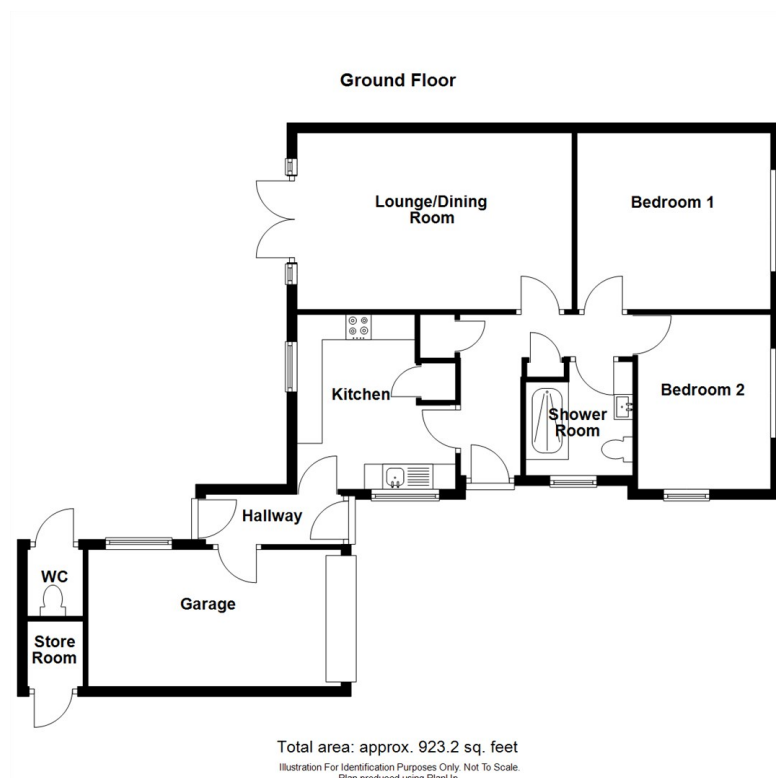
A well maintained two bedroom detached bungalow residence.

This well maintained two bedroom detached bungalow provides well planned accommodation briefly comprising; entrance hall, kitchen, living room/dining room, two bedrooms and shower room. Single garage with outside wc and store room. Neatly kept gardens. The property benefits from gas fired central heating, solar panels linked to an LG Chem 6.5 kwh battery. LED lighting throughout the property and has an A rated EPC.

The property occupies a pleasant position within walking distance of Pontesbury, where there are a wide selection of amenities including co-op supermarket, butchers, church, doctors and public houses, there is a regular bus service providing access to Shrewsbury with all its main shopping and transport facilities.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Two store cupboards

LOUNGE / DINING ROOM

11'6" x 17'11" (3.51m x 5.47m)

French doors to rear garden

KITCHEN

11'5" x 10'4" (3.48m x 3.15m)

Range of matching wall and base units

Inset oven with hob and extractor hood over

Large pantry cupboard

Door to Side hallway

BEDROOM 1

11'6" x 12'8" (3.51m x 3.85m)

BEDROOM 2

11'5" x 8'8" (3.48m x 2.64m)

SHOWER ROOM

Recently upgraded with Wash hand basin, wc

Large walk in shower

Mermaid boarding to the walls

Window to the side

OUTSIDE THE PROPERTY

SIDE HALLWAY

Doors to front and rear of the property

Door to:

GARAGE

Window to rear, Up and over door, door to:

OUTSIDE WC

The property is divided from the road by dwarf brick walling with brick pillars and approached over a tarmacadam driveway providing ample parking and access to the garage, flanked by front lawned area with shrub beds and borders.

Enclosed, easily maintained REAR GARDEN with an area laid to artificial lawn with gravelled border, large paved patio areas providing ideal seating area. Two garden store sheds.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A488 (Bishops Castle Road). Continue through Hanwood and into Pontesbury. Continue through the one-way system in Pontesbury and turn left onto Minsterley Road. Turn left onto Ashford Way. Follow the road round onto Ashford Drive, where the property will be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

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

Council Tax Band: C

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones