



7 Ashford Drive, Pontesbury, Shrewsbury, SY5 0QP

Shrewsbury & Country House Sales

MILLER
EVANS



7 Ashford Drive, Pontesbury, Shrewsbury,
SY5 0QP

£350,000

Freehold

- Fully renovated and extended semi-detached family home
- Living room
- Newly fitted kitchen / dining room with bi-folding doors to the garden
- Utility, cloakroom and study
- Three bedrooms and newly fitted bathroom
- Driveway providing parking
- Good sized private rear garden
- Pleasant position within easy reach of local amenities



This fully renovated and extended three bedroom semi-detached family home, provides well planned and well proportioned accommodation briefly comprising; entrance hall, living room, beautiful newly fitted kitchen/dining room with bi-folding doors to the garden, utility, cloakroom, study. Three bedrooms and newly fitted bathroom to the first floor. Good sized enclosed private garden. The property benefits from gas fired central heating, double glazing, new smart boiler and a large store room.

The property is set on a spacious plot in the picturesque countryside, 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. Families are also well served by local schooling, Pontesbury primary and Mary Webb secondary school.







ENTRANCE HALL
14'6" x 6'11"

LIVING ROOM
15'3" x 12'2"

KITCHEN / DINING ROOM
12'4" x 19'5"
Newly fitted with a range of matching modern units including integrated
appliances and wine cooler
Bi-folding doors to the garden

UTILITY ROOM
5'3" x 9'2"
Door to garden

CLOAKROOM
5'0" x 4'9"
Wash hand basin, wc





STUDY 7'1" x 9'2"

Staircase rising from entrance hall to first floor landing

BEDROOM 1 13'7" x 9'9"

BEDROOM 2 11'3" x 7'4"

BEDROOM 3 9'7" x 8'2"

BATHROOM 5'5" x 7'9"

Newly fitted with a panelled bath with shower over, wash hand basin, wc



GARDENS AND GROUNDS

STORE ROOM/PREVIOUS GARAGE 8'10" x 9'2"

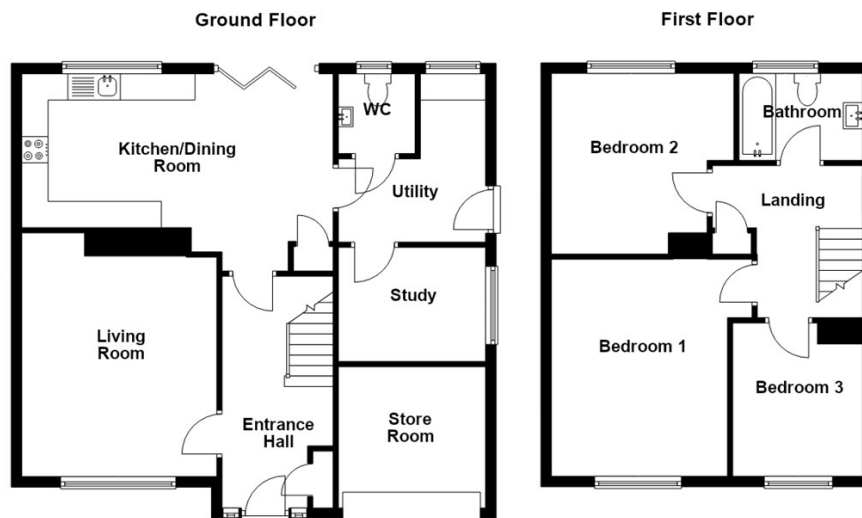
Up and over door.

The property is approached over a spacious driveway providing ample parking with an area predominantly laid to lawn with floral borders and mature hedging.

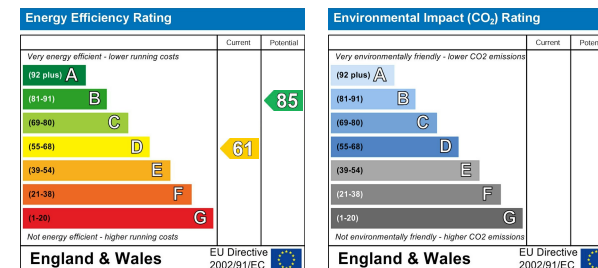
There is a good sized enclosed rear garden laid to lawn with newly laid patio area providing ideal seating/entertaining space. The garden is enclosed by mature hedging and wooden fencing affording the garden a great amount of privacy. There is a stone pathway leading to an additional seating area.

HOW TO GET THERE

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.



Total area: approx. 1250.8 sq. feet



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. Images may have been enhanced. This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

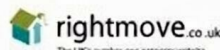
Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbeville Foregate, Shrewsbury SY1 6ND

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