



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

12 Station Road, Pontesbury, Shrewsbury, SY5 0QY £250,000 Region

To view this property please call us on **01743 236 800** Ref: C7564/WM/KQ

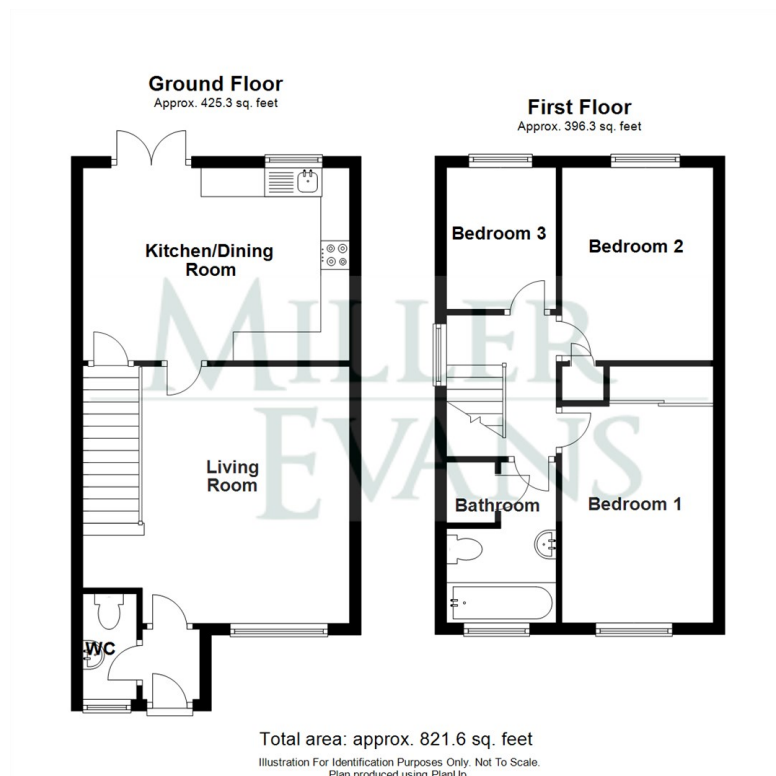
A neatly kept and well presented, modern, three bedroom semi-detached house.

This neatly presented, modern, three bedroom semi-detached house provides well proportioned accommodation briefly comprising; entrance hall, cloakroom, living room, breakfast kitchen, three bedrooms and bathroom. Garage and parking. Spacious gardens. The property benefits from gas fired central heating with a new boiler installed in October 2023 and double glazing (5 years old). No upward chain.

The property occupies a convenient location in the centre of Pontesbury with excellent local amenities including; primary and secondary schools, village shop/post office, butchers, public house and restaurant and on a frequent bus service to Shrewsbury town centre.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc
Window

LIVING ROOM

14'8" x 15'3" (4.47m x 4.64m)
Window to the front
Feature fireplace

BREAKFAST KITCHEN

11'0" x 15'2" (3.36m x 4.64m)
Range of matching wall and base units with worktops over
Fitted oven and hob with extractor hood
Space for appliances
French doors to rear garden
Worcester Bosch Central heating boiler

STAIRCASE rising from living room to FIRST FLOOR
LANDING

BEDROOM 1

12'4" x 8'8" (3.77m x 2.64m)
Built in wardrobe

BEDROOM 2

11'0" x 8'8" (3.36m x 2.64m)
Store cupboard

BEDROOM 3

8'1" x 6'3" (2.47m x 1.91m)
Window to rear, door to:

BATHROOM

Panelled bath with Triton electric shower unit over with
shower screen
Wash hand basin, wc

OUTSIDE THE PROPERTY

INTEGRAL SINGLE GARAGE

The property is approached over a spacious driveway
providing ample parking and giving access to the garage,
flanked by lawn with mature hedging.

Side gate leading to the enclosed rear garden, laid to lawn
with paved patio area. The garden is enclosed by boarded
fencing and mature hedging.



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A488 (Bishops Castle Road). Proceed through the village of Hanwood and into Pontesbury. Continue through the village of Pontesbury and through the one-way system. At the T Junction, continue straight over onto Station Road. The property will eventually be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			85
(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		72	
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

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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