



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

12 Ashford Park, Pontesbury, Shrewsbury, SY5 0QW

**Offers in the Region of
£365,000**

To view this property please call us on **01743 236 800** Ref: C7740/WM/KQ

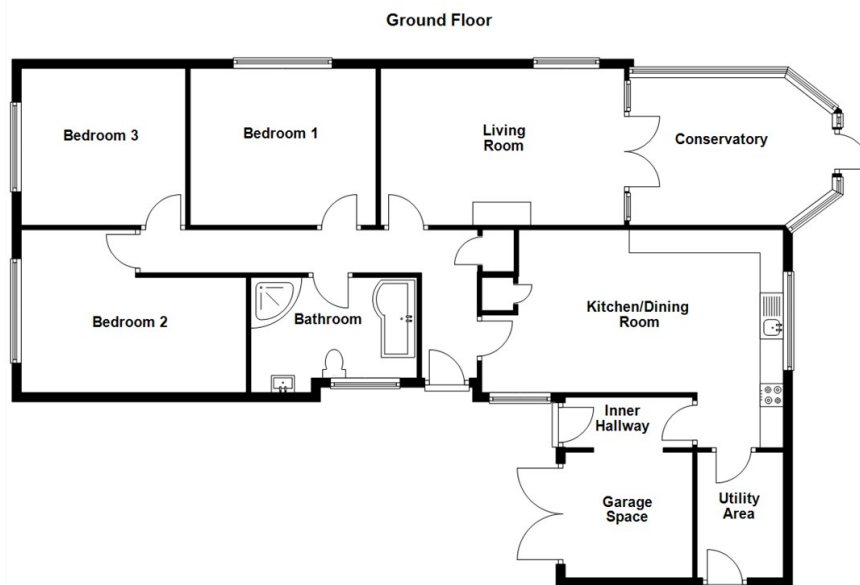
This three bedroom detached bungalow offers spacious accommodation with enclosed garden and garage.

An immaculately presented three bedroom detached bungalow provides well planned accommodation briefly comprising; entrance hall, kitchen/dining room, utility, living room, conservatory, three bedrooms and bathroom with bath and shower. Garage and ample parking. Enclosed gardens.

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



Total area: approx. 1459.7 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

INSIDE THE PROPERTY

ENTRANCE HALL

KITCHEN / DINING ROOM

15'6" x 21'5" (4.72m x 6.53m)

Fitted with a range of matching wall and base units

Integrated dishwasher

Double oven with hob and extractor hood over

UTILITY

8'11" x 6'1" (2.72m x 1.86m)

External door.

INNER HALL

Door to the front.

Access to garage.

LIVING ROOM

11'2" x 17'4" (3.40m x 5.29m)

Multi-fuel fire with surround and mantel

French doors to:

CONSERVATORY

Windows overlooking the garden

Door allowing access to the garden.

BEDROOM 1

11'2" x 13'2" (3.40m x 4.02m)

BEDROOM 2

11'7" x 16'0" (3.53m x 4.88m)

BEDROOM 3

11'2" x 11'8" (3.40m x 3.56m)

BATHROOM

Corner panelled bath

Corner shower unit

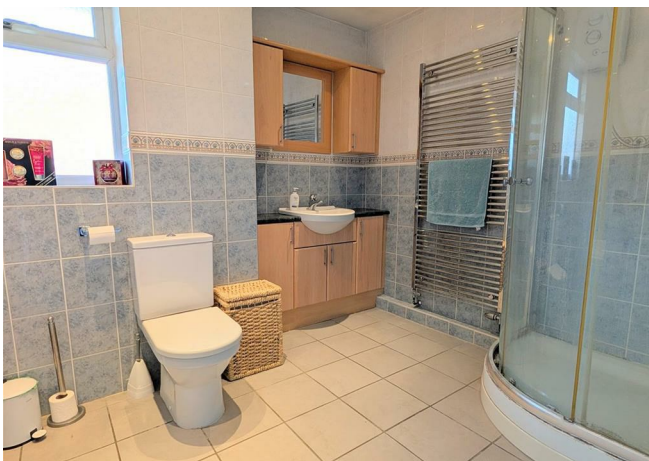
Wash hand basin, wc

OUTSIDE THE PROPERTY

GARAGE

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

Enclosed, REAR GARDEN with a large paved patio areas providing ideal seating space with lawn area and shrub borders.



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. Turn left onto Ashford Park, where the property will be found.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 are connected. Oil 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

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



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