



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Dalewood, Shrewsbury Road, Pontesbury, Shrewsbury,  
SY5 0QA**

**Offers Over £450,000**

To view this property please call us on **01743 236 800** Ref: C7714/WM/lrd

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# A spacious, four bedroom detached family home requiring some modernisation and upgrading, set on a large and impressive plot.

**\*NO UPWARD CHAIN\*** This four bedroom detached family home, built in 1939 and having only had two owners during this time, is set on a large plot with amazing countryside views. The property provides spacious, well planned accommodation throughout, briefly comprising: entrance hall, living room, sitting room, conservatory, kitchen, utility room, cloakroom; four bedrooms and main shower room; double garage, spacious driveway and expansive wrap around gardens. The property also benefits from gas fired central heating.

The property occupies a lovely position, within easy walking distance to the centre of village of Pontesbury, which has the benefit of a wide selection of local amenities, including church, butchers, supermarket, GP surgery and public houses. A regular bus service runs to the nearby town of Shrewsbury which has direct train links to Birmingham and London, and major road links including the A5 and M54.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

With understairs storage

### LIVING ROOM

16'0" x 12'5" (4.88m x 3.78m)

Large bow window to the side and window to the front

### SITTING ROOM

12'0" x 12'9" (3.67m x 3.88m)

Window to side

French doors to:

### CONSERVATORY

Panoramic views of the GARDEN and surrounding fields

French doors opening to a rear patio area

### KITCHEN

9'1" x 12'9" (2.76m x 3.88m)

Window to the rear

Fitted with a range of matching wall and base units

Sink with mixer tap

Access to:

### INNER HALLWAY

### CLOAKROOM

Window to the side

With low flush WC and wash hand basin

### UTILITY ROOM

12'10" x 12'2" (3.91m x 3.70m)

Windows to the side and rear

Access to the rear

From the entrance hall, STAIRCASE rises to FIRST FLOOR

LANDING with storage cupboard

### BEDROOM 1

11'10" x 12'9" (3.60m x 3.88m)

Windows to the side and rear

### BEDROOM 2

8'5" x 12'9" (2.56m x 3.88m)

Window to the side

### BEDROOM 3

10'9" x 12'3" (3.28m x 3.73m)

Window to the side

Built-in, storage cupboard

### BEDROOM 4

6'1" x 7'5" (1.85m x 2.26m)

Window to the side

### SHOWER ROOM

Window to the side

Large walk in shower

Low flush WC and wash hand basin

## OUTSIDE THE PROPERTY

### GENEROUS DOUBLE GARAGE

Two separate doors and windows to the side

The property is approached over a spacious driveway, providing room for ample parking. Gated side access and access to the generous DOUBLE GARAGE.

To the side and rear of the property, the gardens are predominantly laid to lawn with mature hedging and surrounded on all sides by wooden fencing. Greenhouse.





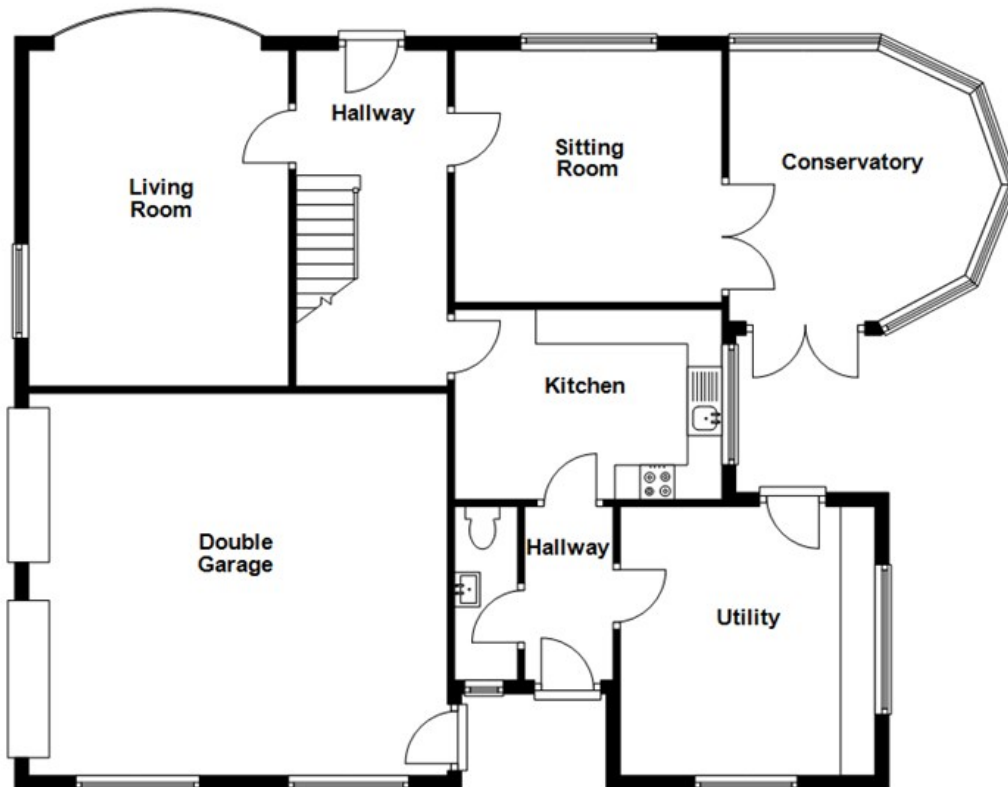




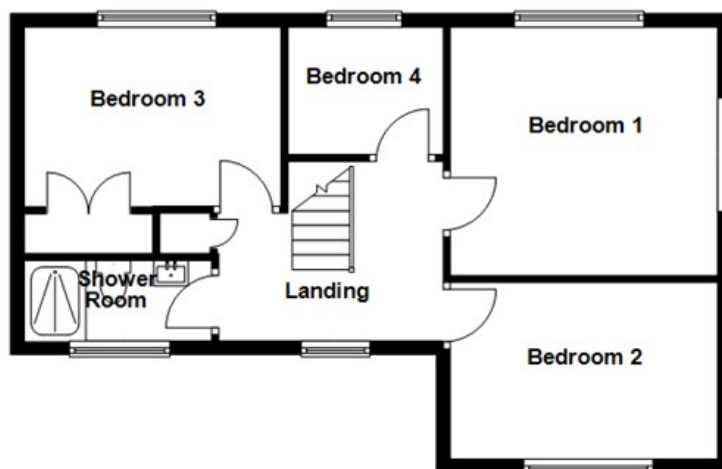
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FLOOR PLANS ...

**Ground Floor**



**First Floor**



Total area: approx. 1914.7 sq. feet

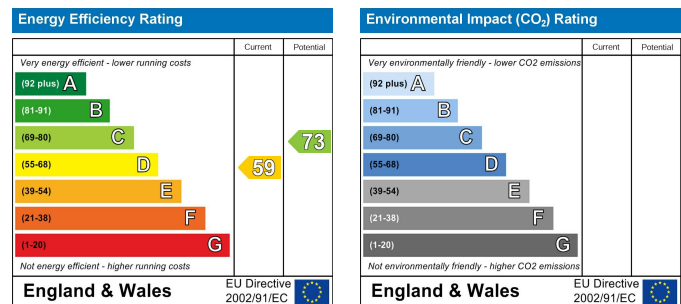
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

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## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed along the A448 Bishops Castle road, through the village of Hanwood and onto Pontesbury. Upon reaching the centre of Pontesbury, turn left onto Yarlinton Orchard where the property will be found immediately on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### 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: E

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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