



HILTON

Hilton, David Avenue, Pontesbury, Shrewsbury, SY5 0QB

Shrewsbury & Country House Sales

**MILLER
EVANS**



Hilton, David Avenue, Pontesbury, Shrewsbury,
SY5 0QB

£450,000

Freehold

- Spacious and versatile semi-detached home
- Accommodation can be utilised as a self contained annexe
- Four bedrooms, snug and bathroom to the first floor
- Living room/dining room, kitchen and garden room
- Family room, utility, shower room and study/bedroom 5
- Driveway providing ample parking
- Enclosed rear garden
- Popular village location close to excellent amenities



This spacious five bedroomed semi-detached home has been extended to provide versatile accommodation, with accommodation that can be utilised as a self contained annexe, briefly comprising; entrance hall, cloakroom, lounge/dining room, kitchen, garden room, family room, utility, study/bedroom 5 and shower room to the ground floor. On the first floor there are four good sized bedrooms, a snug and a refitted family bathroom. Driveway providing ample parking and an enclosed rear garden. The property benefits from gas fired central heating and double glazing.

The property is situated in the popular village of Pontesbury, approximately 8 miles south west of Shrewsbury. The village has an excellent range of amenities including; shops, schools, a medical practice and a Church. The modern amenities give the village a feel of living in an active rural community.







ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LOUNGE / DINING ROOM

23'9" x 14'10"

Feature fireplace

Bay window to the front and French doors to the rear garden

KITCHEN

12'0" x 9'7"

Fitted with a range of matching wall and base units

Double doors to:

GARDEN ROOM

11'6" x 10'11"

Range of built in base units with plumbing for white goods

Door to garden/sun terrace

INNER HALL

Built in store cupboard.

Giving access to further accommodation, which could be used as an Annex if required.

FAMILY ROOM

10'10" x 18'4"

Double doors to garden

Door to front of the property

UTILITY ROOM / ANNEX KITCHEN

6'6" x 14'1"

Wall and base units with inset sink

SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STUDY / BEDROOM 5

11'5" x 14'1"

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING with two store cupboards.

BEDROOM 1

12'0" x 14'10"

BEDROOM 2

11'6" x 13'5"



BEDROOM 3
11'5" x 10'0"

BEDROOM 4
11'5" x 10'10"

SNUG
7'10" x 9'0"

BATHROOM

Attractively refitted with a free standing bath roll top bath with ball and claw feet
Corner shower cubicle
Wash hand basin, wc

GARDENS AND GROUNDS

The property is approached over a generous brick paved driveway providing ample parking, flanked by front garden laid to lawn with a wide variety of shrub beds and borders.

Enclosed rear garden with a large paved patio and sun terrace providing ideal seating area, with retaining wall with steps leading to lawned area with selection of trees and shrubs and central magnolia tree. Garden store shed.

