

6 Upton View Pontesbury Hill Pontesbury Shrewsbury SY5 0XY



2 Bedroom Bungalow - Detached
Offers In The Region Of £365,000

The features

- SOUGHT AFTER VILLAGE LOCATION WITH GOOD LOCAL AMENITIES
- LOUNGE, KITCHEN AND UTILITY/HOBBIES ROOM
- TWO BEDROOMS
- LARGE REAR GARDEN WITH RURAL VIEWS
- EPC RATING TBC
- VERSATILE LAYOUT WITH SCOPE FOR IMPROVEMENT
- DININGROOM/BEDROOM THREE
- SHOWER ROOM
- GARAGE AND DRIVEWAY



***** STUNNING RURAL VIEWS - ENVIABLE VILLAGE LOCATION *****

An opportunity to purchase this 2/3 bedroom detached dormer style Bungalow which offers deceptively spacious accommodation and some scope for improvement.

Occupying an enviable position in this much sought after South Shropshire village. Pontesbury has an excellent range of amenities being totally self sufficient with primary and secondary schools, doctors, pharmacy, churches, supermarket, general stores and a regular bus service to the Town Centre.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room/Bedroom 3, Kitchen, Utility/Hobbies Room, Shower Room, 2 First Floor double Bedrooms and provision for en suite.

The property has the benefit of driveway with parking, garage and good sized garden bordered by farmland with aspect over Pontesford Hill.

Viewing recommended.

Property details

LOCATION

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RECEPTION HALL

Wooden door opening to Reception Hall, wooden effect flooring.

LOUNGE

with window to the front, tiled fireplace with open grate, media point, radiator.

DINING ROOM/BEDROOM 3

A generous sized room with window to the rear with outlook over the garden and across to Pontesford Hill. Radiator.

KITCHEN

Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances. Window and door to the side.

UTILITY/HOBBIES ROOM

with window overlooking the rear with views over the garden and Pontesford Hill beyond.

FIRST FLOOR LANDING

From the Reception staircase leads to the First Floor Landing.

BEDROOM 1

with window to the rear with lovely aspect over the garden, countryside and across to Pontesford Hill.

POTENTIAL EN SUITE

This space has been created for an en suite Shower Room with window to the side. Airing Cupboard and large walk in under eaves storage cupboard.

BEDROOM 2

with window to the front with lovely uninterrupted views over the roof tops across the Shropshire Hills.

OUTSIDE

The property is approached over paved pathway and driveway with parking. The Front Garden is laid mainly to lawn with shrub beds and inset specimen trees.

The Rear Garden is of a good sized, mainly laid to lawn and enclosed with wooden fencing and bordered by farmland and with a lovely back drop of Pontesford Hill.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

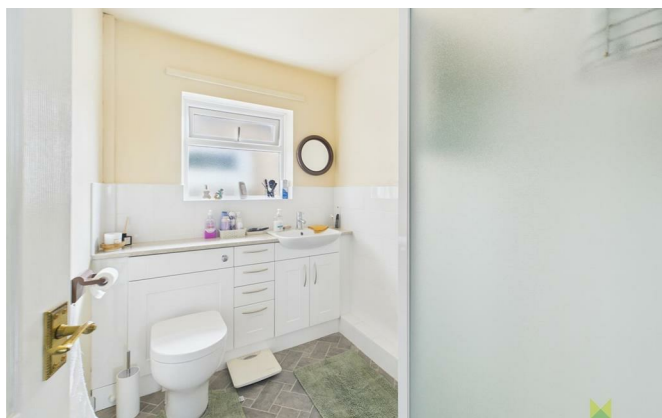
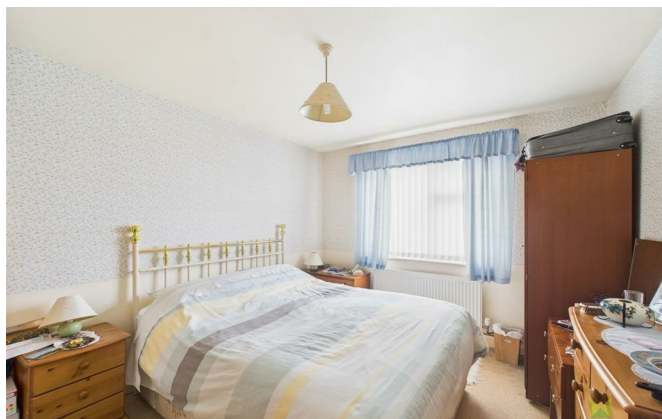
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

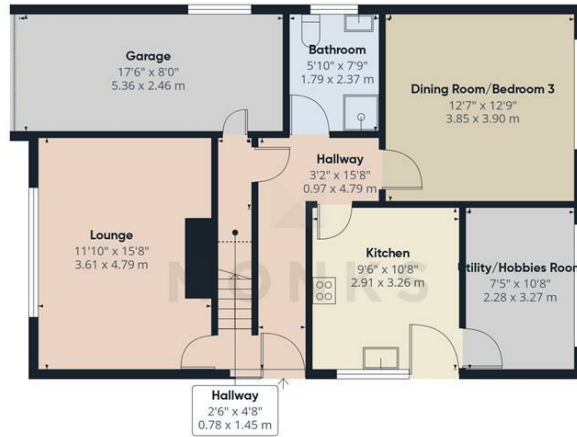
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We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

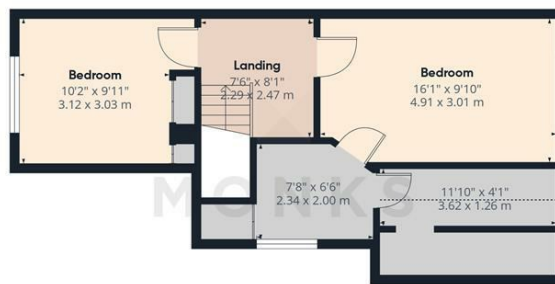
6 Upton View Pontesbury Hill, Pontesbury, Shrewsbury, SY5 0XY.

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Floor 0



Floor 1



Approximate total area^m

1295 ft²
120.4 m²

Reduced headroom

34 ft²
3.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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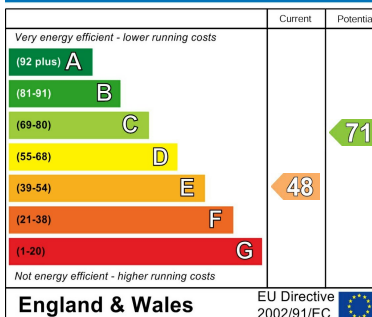
10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week

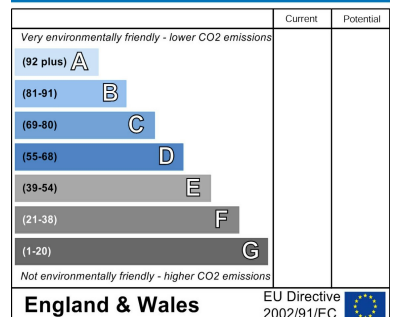
HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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