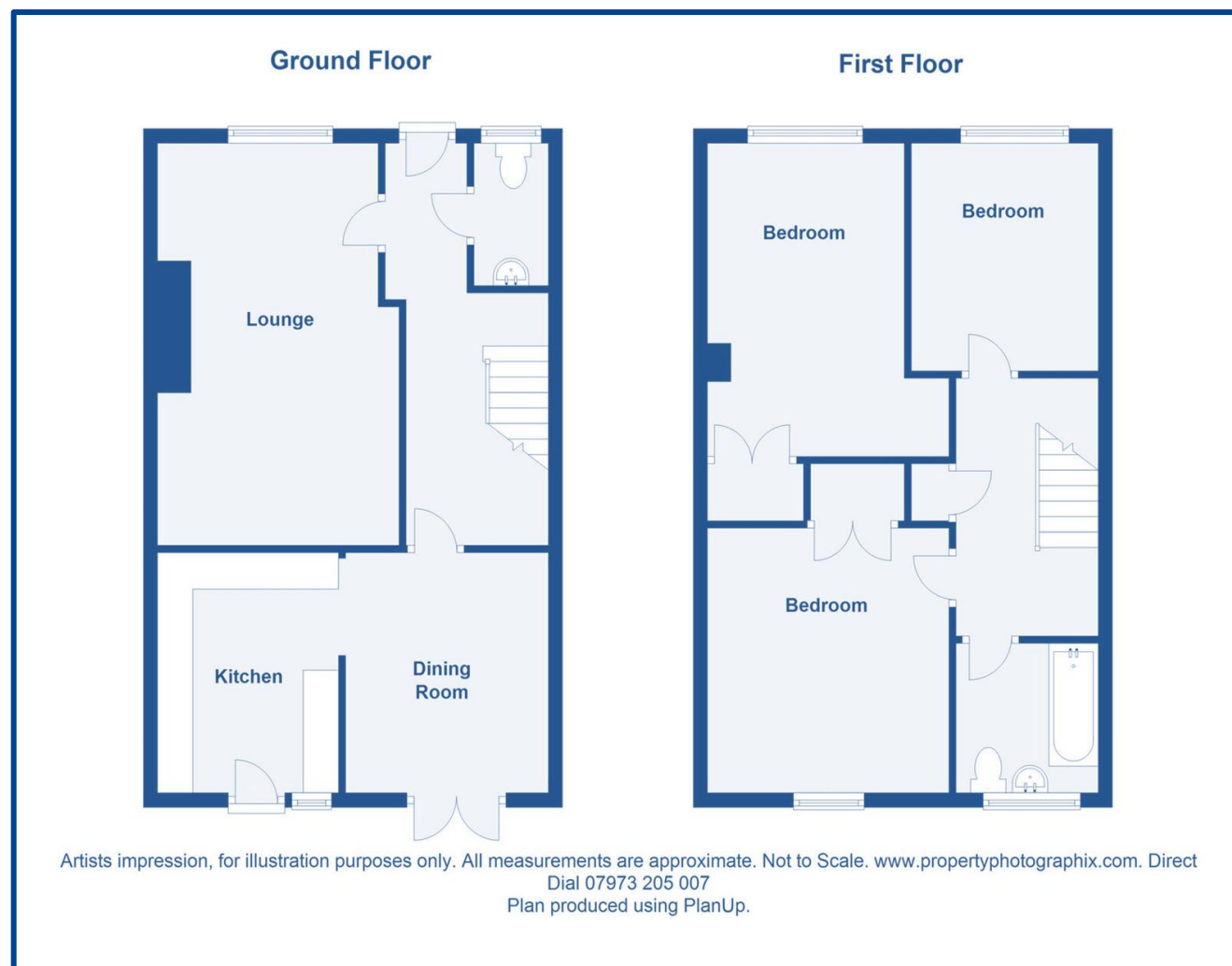


FLOOR PLAN- FOR IDENTIFICATION ONLY (NOT TO SCALE)



Directions: From Shrewsbury take the A488 Bishops Castle road and continue on through the village of Hanwood and then onto Pontesbury. Follow the one way system around past the Church and continue down to the T junction at the bottom of the one way system. Bear into the right hand lane and go straight over onto Station Road turning immediately under the archway on the left into the car park of Railway Mews. The property has two allocated parking spaces, number 1 and number 12. The property will be indicated by the For-

Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

Hogstow Hall
Minsterley
Shrewsbury
SY5 0HZ
Tel: 01743 791336
Fax: 01743 792770
Email: mail@rogerparry.net

Welsh Bridge
165 Frankwell
Shrewsbury
SY3 8LG
Tel: 01743 343343
Email: shrewsbury@rogerparry.net

1 Berriew Street
Welshpool
SY21 7SQ
Tel: 01938 554499
Email: welshpool@rogerparry.net

The Estates Office
20 Salop Road
Oswestry
SY11 2NU
Tel: 01691 655334
Fax: 01691 657798
Email: oswestry@rogerparry.net



Roger Parry & Partners



1 Railway Mews, Pontesbury, Shrewsbury, SY5 0QH

IMMEDIATE VACANT POSSESSION

Offers in the region of £189,950

A deceptively spacious modern end of terrace property occupying a central location in the popular village of Pontesbury with accommodation comprising: large reception hall, downstairs cloakroom, large sitting room, dining room and kitchen. Upstairs there are three double bedrooms and family bathroom. There is also a small lean-to uPVC double glazed garden room to the side of the property.

The property has the added benefit of gas-fired central heating, wood framed double glazing, enclosed pretty courtyard gardens to the rear and two allocated parking spaces. The property is conveniently situated within minutes' walk of the villages good local amenities including doctors, small grocer, butchers and bakers. Pontesbury has all the amenities of a small town, yet only a half an hour bus ride to the market town of Shrewsbury.

The property has been recently re-decorated and re-carpeted throughout. Internal inspection is recommended to appreciate the size of the accommodation on offer.

Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG

Phone: 01743 343 343 Email: shrewsbury@rogerparry.net

www.rogerparry.net

Important notice to all prospective purchasers - Property Misrepresentations Act 1991

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

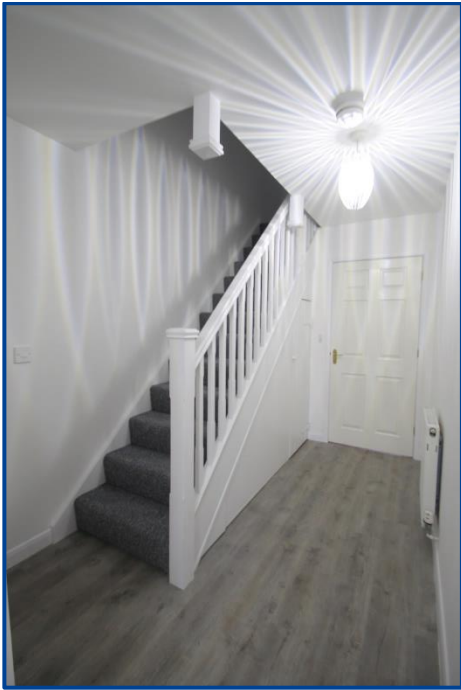
**ACCOMMODATION COMPRISING:
(All measurements are approximate)**

Entrance canopy leading to:

Panelled glazed and wooden front door leading to:

LARGE RECEPTION HALL 18'6 x 7'0 (5.64m x 2.13m)

With radiator, two central light points, wood effect laminate flooring, central heating thermostat control, door to useful understairs storage cupboard, staircase leading to first floor, door to:



DOWNSTAIRS CLOAKROOM

With low level flush WC, pedestal wash basin with tiled splash, mirror and vanity unit above, wood effect laminate flooring, range of recessed spotlights, wood framed double glazed opaque glass window to the front.

From reception hall door to:

SITTING ROOM 18'0 x 11'0 (5.49m x 3.35m)

With coal effect gas-fire set to chimney breast with raised marble hearth and inlay with wooden surround, two radiators, two central light points, ample power points, two TV aerial socket, telephone socket, wood framed double glazed window to the front.



From reception hall door to:

DINING ROOM 11'0 x 9'6 (3.35m x 2.90m)

With radiator, power and lighting points, telephone point, TV aerial socket, glazed and wooden double French doors leading to private rear gardens. From dining room archway through to:



KITCHEN 10'10 x 8'3 (3.30m x 2.51m)

Fitted with range of modern units comprising: one and half bowl single drainer sink unit set into marble effect laminate worksurface extending to two walled sections with range of cupboards and drawers under and tiled splash above, built-in stainless steel four ring gas hob with stainless steel extractor hood above and built-in electric double oven below, space and plumbing set for dishwasher, built-in fridge/freezer, extensive range of eye- level cupboards, wall mounted gas-fired boiler supplying domestic hot water and central heating, matching breakfast bar set to one corner, ceramic tiled flooring, ample power points, recessed spotlights, wood framed double glazed window and service door leading to the rear.



From reception hall staircase with handrail leads to:

GOOD SIZED SPACIOUS LANDING

With central light point, radiator, double power points, access to roof space, door to built-in linen cupboard with radiator and range of slatted shelving, landing gives access to bedroom accommodation comprising:

BEDROOM ONE (FRONT) 14'4 x 9'0 plus door recess (4.37m x 2.74m)

With radiator, power and lighting point, TV aerial socket, telephone socket, double doors to built-in wardrobe with hanging rail and shelf, wood framed double glazed window to the front.



BEDROOM TWO (REAR)

With radiator, power and lighting points, TV aerial socket, telephone socket, double doors to built-in wardrobe with hanging rail and top shelf, wood framed double glazed window to the rear overlooking gardens.



BEDROOM THREE (FRONT)

With radiator, power and lighting points, TV aerial socket, telephone socket, wood framed double glazed window to the front.



BATHROOM

Fitted with white suite comprising: one panelled bath with fitted shower attachment glazed side screen pedestal wash basin, low level flush WC, fully tiled to bath area, half tiling to remain wall sections, wall mounted chrome heated towel rail, wood effect laminate flooring, range of recessed spotlights, extractor fan, wood framed double glazed opaque glass window to the rear.



OUTSIDE- FRONT

Small enclosed area to the front laid to gravel with low level brick walling with side wrought iron pedestrian gate giving access to:

GARDEN ROOM 8'0 x 4'8 (2.44m x 1.42m)

Of uPVC double glazed construction with ceramic tiled flooring, double power point, further service door leading to paved pathway giving access to the rear of the property via wooden gate.

OUTSIDE-REAR

From French doors in dining area out onto paved sun patio leading onto landscaped easily maintained gardens laid to raised flower beds and slated areas, outside water taps to the rear and side of the property, outside light, central paved pathway leading to rear pedestrian gate giving access to private parking spaces situated to the rear of the property. The gardens are enclosed by variety of wooden fencing and mature brick walling.



EPC Rating: C

For a full copy of the Energy Performance Certificate please contact agent.