



FOR SALE

Offers in the region of £325,000

Badger Cottage, The Green, Pontesford Hill,
Pontesbury, Shrewsbury, SY5 0UL

A deceptively spacious and particularly well presented semi-detached house with appealing gardens adjoining open farmland set on the edge of this most popular rural village.





- Sought after Rural Location
- Charming Country Cottage
- Well Presented
- Views over Farmland
- Attractive Gardens
- Close to Amenities

DIRECTIONS

From Shrewsbury proceed west taking the A488 through the village of Hanwood, continue along the A488 and on entering Pontesford take the first available left turn after the Wynnstay Stores. Continue for approximately 200 yds taking the first available left turn and the property will be found directly in front clearly identified by a Halls for sale board.

SITUATION

Badger Cottage is attractively positioned on the fringe of the thriving and popular village of Pontesbury which benefits from a superb range of amenities including schools, selection of shops, post office, restaurant, public houses and a church. Purchasers will be pleased to note that there is a new medical practice and dental surgery in the village, whilst a number of delightful countryside walks are available close by. In addition, the county town of Shrewsbury is easily accessible for commuters and has the benefit of a rail service together with a comprehensive range of shopping, leisure and social facilities.

DESCRIPTION

Badger Cottage is a particularly spacious and attractively appointed semi-detached property of character. The property provides an open plan arrangement of the living and dining room whilst the breakfast kitchen is fitted with a range of units and a feature multi fuel burning stove. Also to the ground floor is a conservatory and useful utility with guest WC off. To the first floor there are 4 bedrooms, the main bedroom with en-suite and a further 3 bedrooms which are served by the main family bathroom which has a modern suite and a separate shower. Outside, there is driveway parking, whilst the gardens which are located to the rear are of a good size and incorporate a large sun terrace together with lawned sections and a wooded area. Purchasers should be aware that the gardens adjoin open farmland.

ACCOMMODATION

Panelled entrance door leads into:

ENTRANCE PORCH

With Oak boarded flooring and part glazed door leading to:

RECEPTION HALL

With radiator, useful under stairs storage cupboard and doors off and doors to:

LIVING ROOM

3.86m x 3.53m (12'8" x 11'7")

With Oak boarded flooring, radiator, telephone point and archway to:

DINING ROOM

3.81m x 2.95m (12'6" x 9'8")

With Oak boarded flooring, radiator, TV aerial point.

BREAKFAST KITCHEN

7.04m x 3.28m (23'1" x 10'9")

KITCHEN AREA

With tiled floor and providing an attractive range of eye and base level units comprising cupboards and drawers with circular stainless steel sink unit and circular inset stainless steel drainer with mixer tap over, part tiled walls and tiled splash. 'BELLING' RANGE STYLE COOKER with 8 RING GAS HOB UNIT, TWIN DOUBLE OVEN and GRILL and overhead FILTER. INTEGRAL DISHWASHER. Part glazed stable door leading to conservatory.

BREAKFAST AREA

With tiled floor, radiator, brick fireplace with Oak beam currently housing a clear fronted multi fuel burning stove, TV aerial point.

CONSERVATORY

3.99m x 2.84m (13'1" x 9'4")

Being of brick base construction with wrap around uPVC double glazed windows and polycarbonate roof with tiled floor and twin glazed French doors leading onto the rear sun terrace.

UTILITY

3.58m x 2.13m (11'9" x 7'0")

With tiled floor, radiator, space and plumbing for washing machine, space for tumble dryer, space and plumbing for American style fridge/freezer, contemporary sink unit with storage cupboard under and tiled splash. Eye level storage cupboard, part glazed uPVC door leading to rear garden and door to:



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



GUEST WC

With tiled floor and providing a white suite comprising low level WC, wall mounted wash handbasin with tiled splash.

FROM THE ENTRANCE HALL a carpeted staircase rises to:

FIRST FLOOR LANDING

With radiator and doors off and doors to:

BEDROOM 1

With fitted wardrobes.

ENSUITE

BEDROOM 2

3.61m x 3.15m (11'10" x 10'4")

With attractive views.

BEDROOM 3

3.56m x 2.90m (11'8" x 9'6")

Built in storage cupboard housing the 'Worcester' gas fired central heating boiler system.

BEDROOM 4

2.97m x 2.84m (9'9" x 9'4")

FAMILY BATHROOM

Beautifully re-fitted with a modern white suite comprising low level WC, feature vanity unit, part tiled walls and tiled splash. Roll top bath, corner shower, radiator, wood effect vinyl flooring and airing cupboard housing the lagged hot water cylinder with slatted shelving over.

OUTSIDE

The property is approached through a timber gated entrance leading onto a tarmacadamed driveway which provides parking for numerous vehicles. There is pedestrian access to the front and side of the property.

THE GARDENS

To the front the gardens comprise of a golden gravelled border, offering space for further parking or potted plants. The majority of the gardens are located to the rear and are a particular feature to the property.

Sitting adjacent to the conservatory is a large flagged sun terrace offering excellent scope for entertaining, whilst a stone central pathway winds through attractively manicured lawns and leading to a central decked sun terrace. A variety of low maintenance floral and herbaceous borders. The rear garden continues to provide 3 timber and felt storage sheds. To the bottom section of garden is a small wooded space, currently used for storage. Prospective purchasers should note that the rear garden adjoins open farmland and benefits from some attractive views.

GENERAL REMARKS

AGENTS NOTE

The property is subject to a Flying Freehold (small section of bathroom over adjoining property).

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

SERVICES

Mains water, electricity and gas are understood to be connected. Drainage is to a septic tank. None of these services have been tested.

COUNCIL DETAILS

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0844 448 1644 . The property is currently registered under Council Tax Band 'C'.

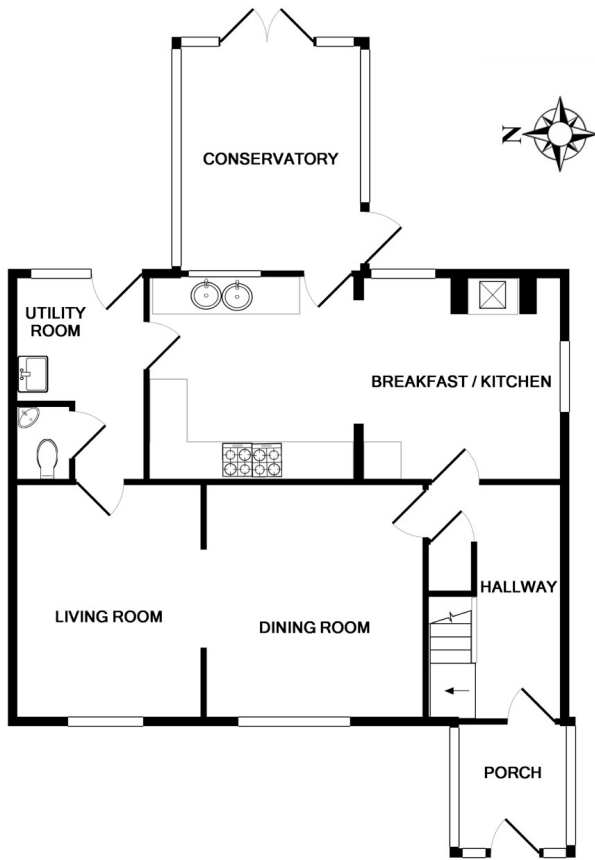
TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

VIEWING

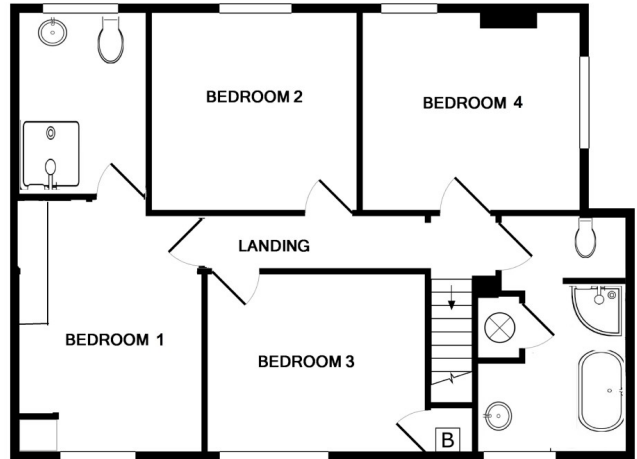
Strictly by appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Telephone 01743 236444.

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GROUND FLOOR
APPROX. FLOOR
AREA 851 SQ.FT.
(79.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1591 SQ.FT. (147.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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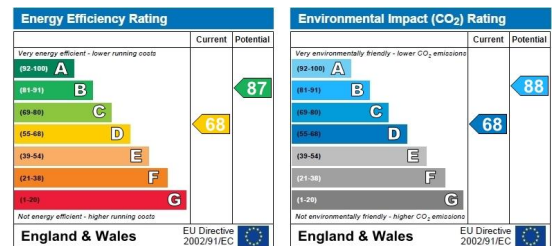
1ST FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.8 SQ.M.)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01743 236444

Shrewsbury office:
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E. shrewsbury@hallsgb.com



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