

46 Quail Ridge, Ford, Shrewsbury, SY5 9LF

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers in the region of £209,995

Viewing: strictly by appointment through the agent

Holland Broadbridge

Agriculture House, 5 Barker Street, Shrewsbury, Shropshire SY1 1QJ

t: **01743 357 000**

e: sales@hbshrop.co.uk

Occupying a cul-de-sac position this is a particularly spacious and improved, modern four bedroom semi-detached house benefitting from a pleasing re fitted kitchen / breakfast room, upvc double glazed conservatory, master bedroom with en suite bathroom , rear enclosed garden, driveway and garage. The property is situated within this popular village location being well placed for easy access to the County town of Shrewsbury and the low by-pass linking up to the M54 motorway network. Viewing is recommended.

Accommodation:

Entrance hallway, bay fronted lounge, attractive re fitted kitchen / breakfast room , upvc double glazed conservatory, first floor landing, three bedrooms, family bathroom, second floor master bedroom with en suite bathroom, front and rear enclosed gardens, upvc double glazing, LPG gas fired central heating, driveway, garage.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Canopy over:

Having decorative part glazed entrance door giving access to:

Hallway:

Having radiator, wall-mounted digital heating control panel. Door from hallway gives access to:

Bay fronted lounge:

16'2 max into bay x 12'6 (4.93m max into bay x 3.81m) Having upvc double glazed walk-in bay window to front, under-stairs store cupboard, radiator. Door from lounge gives access to:

Kitchen / breakfast room:

15'6 x 9'8 (4.72m x 2.95m) Having a range of replaced eye level and base units with built-in cupboards and drawers, fitted worktops with inset circular stainless steel sink with matching circular steel drainer unit with mixer tap over, integrated oven with four ring LPG gas hob and stainless steel cooker canopy over (space for further appliances), wood effect flooring, radiator, two sealed unit double glazed windows, island with fitted wooden worktop and shelved store cupboard s below, part glazed sealed unit double glazed door from re fitted kitchen / breakfast room gives access to:

Upvc double glazed conservatory:

11'9 x 7'3 (3.58m x 2.21m) Having a brick base, a range of upvc double glazed windows overlooking the rear garden, upvc double glazed french doors giving access to the rear garden, polycarbonate roof, wood effect flooring, wall-mounted contemporary log effect electric fire.

From hallway stairs rise to:

First floor landing:

Having doors giving access to three bedrooms and bathroom:

Bedroom:

11'8 x 8'10 (3.56m x 2.69m) Having upvc double glazed window to the front, radiator.

Bedroom:

9'8 x 8'9 (2.95m x 2.67m) Having upvc double glazed window to the rear, radiator, built-in store cupboard.

Bedroom:

9'4 x 6'6 (2.84m x 1.98m) Having upvc double glazed window to the front, radiator, stair-head.

Bathroom:

Having a panelled bath with electric shower over, pedestal wash hand basin, mixer tap over, low flush wc, tiled floor, radiator, upvc double glazed window to the rear, part tiled to walls, shaver point, extractor fan to ceiling.

From first floor landing, stairs rise to:

Bedroom:

15'5 max into recess x 13'6 max (4.70m max into recess x 4.11m max) Having sloping ceilings with recessed spotlights, two roof windows with pleasing aspect, eaves storage, radiator. Door from bedroom gives access to:

En suite bathroom:

Having a white suite comprising: A corner panelled bath with mixer tap , pedestal wash hand basin with mixer tap over, low flush wc, roof window, tiled floor, heated towel rail, extractor fan to ceiling.

Outside:

To the front of the property there is a lawned garden with a paved pathway giving access to the front entrance door. To the rear there is a southerly -facing enclosed garden comprising: A lawned garden and barked sections, gated pedestrian access then leads to the property's driveway and garage.

Garage:

Having an up and over door.

Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

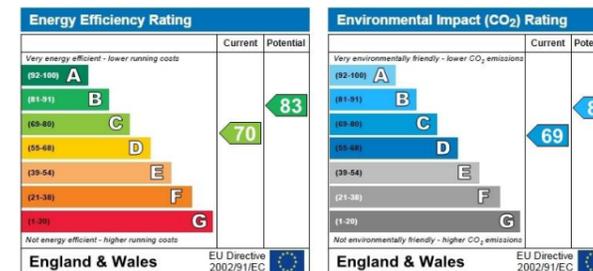
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services:

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer:

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS

