

Orchard Cottage Butt Lane, Ford, Shrewsbury, Shropshire,  
SY5 9LW

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**£219,995**

Viewing: strictly by appointment  
through the agent

Offering renovated, well planned and modern living accommodation throughout, this is an attractive, charming, period two bedroom end of terrace cottage which boasts a large rear garden, with a most pleasing aspect towards local farmland, countryside and beyond. The village of Ford offers a great community feel benefiting from a range of amenities including restaurant, garage, shop, school, church and village hall. Access is readily accessible to the local bypass linking up to the M54 motorway network and medieval town centre of Shrewsbury. This property has the added benefit of being offered For Sale with NO UPWARD CHAIN and early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Lounge, brand new bespoke re-fitted kitchen/breakfast room, rear entrance hall, stylish brand new re-fitted ground floor bathroom, first floor landing, two bedrooms, large gardens which offers a delightful aspect towards local farmland, countryside and beyond, oil fired central heating, UPVC double glazing, popular village location. NO UPWARD CHAIN. Viewing is essential.

The accommodation in greater detail comprises:

Wooden entrance door gives access to:

**Lounge**

13'3 x 11'6 excluding recess  
Having feature painted exposed brick chimney breast, two UPVC double glazed windows, radiator, under-stairs storage cupboard.

Doorway from lounge gives access to:

**Bespoke re-fitted kitchen/breakfast room**

12'6 excluding rear hall area x 9'0  
Having a range of contemporary units, built-in cupboards and drawers, integrated oven, washer dryer, fridge, four ring electric hob with cooker canopy over, fitted wooden style worktop with inset stainless steel sink drainer unit with mixer tap over, LED recessed spotlights to ceiling, Velux roof window, UPVC double glazed window to rear, radiator, rear hall area having wooden sealed unit double glazed door giving access to rear of property.

Door from lounge gives access to:

**Stylish re-fitted bathroom**

Having panel bath with drench shower over and hand-held shower attachment off, wash hand basin with storage cupboard below and mixer tap over, low flush WC, UPVC double glazed window to rear, wall mounted extractor fan, heated chrome style towel rail.

From lounge stairs rise to:

**First floor landing**

Having UPVC double glazed window to front.

Doors from first floor landing then give access to: Two bedrooms.

**Bedroom one**

14'0" x 9'0"  
Having UPVC double glazed window to front and rear (the rear having a pleasing aspect), radiator.

**Bedroom two**

6'11 x 6'5  
Having built-in wardrobe, UPVC double glazed window with pleasing aspect to rear, radiator.

**Outside**

To the front of the property there is stone and sandstone brick wall with gated pedestrian access leading to a paved low maintenance forecourt. To the rear of the property there is an extremely pleasing and generous size lawn garden which borders local farmland and offers a fantastic rural aspect. This truly is a fantastic feature of the property and is also where the oil tank is situated. To the corner of the garden is where off street parking is situated. The lane between the house and garden is a legal right of way.

**Services**

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND B**

**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).

**Referral fee disclaimer**

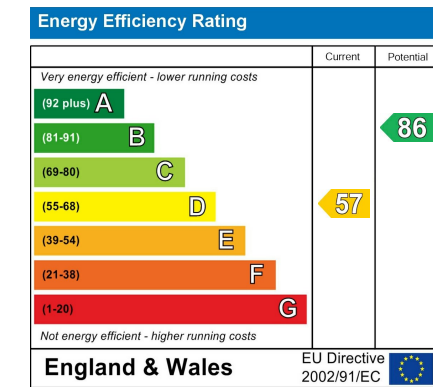
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**Disclaimer**

Any areas / measurements are approximate only

and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

