

29 Manor Crest, Ford, Shrewsbury, Shropshire, SY5 9NZ

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 £210,000

Viewing: strictly by appointment through the agent

Occupying a pleasant cul-de-sac position within this favoured village location, Holland Broadbridge are pleased to offer for sale this neatly presented, deceptively spacious and well proportioned two bedroom semi detached bungalow. 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. Viewing is recommended by the agent.

Accommodation

Entrance hallway, lounge/diner, kitchen, two bedrooms both with fitted wardrobes, bathroom, generous stoned driveway, detached brick built garage, front and good size rear enclosed gardens, electric heating, upvc double glazing. NO UPWARD CHAIN.

Upvc double glazed entrance door gives access to:

Hallway

Having loft access, coving to ceiling, airing cupboard with hot water tank cylinder unit.

Door from hallway gives access to:

Lounge/diner

18'3 max reducing down to 16'3 x 10'7
Having upvc double glazed door giving access to rear gardens with upvc double glazed window to side, two night storage heaters, coving to ceiling.

Door from lounge/diner gives access to:

Kitchen

8'9 x 7'9
Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink, tiled splash surrounds, vinyl tiled effect floor covering, upvc double glazed window to rear, upvc double glazed door giving access to rear gardens, space for appliances, wall mounted extractor fan.

Doors from hallway give access to Two bedrooms and bathroom.

Bedroom

11'5 max into bay x 9'11
Having upvc double glazed window to front, large built-in wardrobe, coving to ceiling, night storage heater.

Bedroom

9'11 max x 8'9
Having upvc double glazed window to side built-in wardrobe, wall mounted electric heater.

Bathroom

Having pedestal wash hand basin, low flush WC, panelled bath with wall mounted shower, upvc double glaze window to side, part tiled to walls.

Outside

To the front of the property there is a lawned garden with generous stoned driveway giving access to:

Brick built detached single garage

Having up and over door, upvc double glazed window and door to side with pitched tiled roof.

Gated pedestrian access leads to the side of the property where there is a stoned area with paved pathway giving access to property's generous sized:

Rear gardens

Having paved patio area, lawned garden and inset shrubs.

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 C

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

