



**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

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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.
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**4 Mansion View Farm, Ford, Shrewsbury, Shropshire, SY5  
9LZ**

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Offers In The Region Of £550,000**

Viewing: strictly by appointment  
through the agent

A spacious, exceptionally well presented and well maintained individually designed four double bedroom detached property, having only one owner from new since its built date in 1997. The property accessed by a Private road and offers well proportion living accommodation throughout and was designed to be in keeping to the nearby barn conversions that make-up this lovely small select development. Ford offers a great community feel benefiting from a range of amenities including Public House, The Gates at Ford, restaurant, garage, shop, Junior school, church and village hall, very close to accessible countryside walks. Access is readily accessible to the local bypass linking up to the M54 motorway network and medieval town centre of Shrewsbury. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, study, spacious lounge, good size dining room, kitchen/breakfast room, first floor landing, master bedroom with ensuite shower room, three further double bedrooms, family bathroom, front, side and good size rear enclosed gardens, generous driveway providing ample off street parking, double garage, sealed unit double glazing, oil fired central heating, sought after village location.

The accommodation in greater detail comprises:

Wooden entrance door gives access to:

**Entrance hallway**

Having radiator, sealed unit double glazed window to front.

Door from entrance hallway gives access to:

**Cloakroom**

Having low flush WC, wash hand basin, radiator, vinyl floor covering, sealed unit double glazed window to front, wall mounted extractor fan.

Door from entrance hallway gives access to:

**Study**

10'1 x 9'4

Having sealed unit double glazed window to front, radiator.

Door from entrance hallway gives access to:

**Dining room**

17'6 max into recess reducing down to 14'3 min x 1

Having a large under stairs storage cupboard, dado rail, two radiators, sealed unit double glazed French doors with sealed unit double glazed windows to side giving access to rear gardens.

Door from dining room gives access to:

**Lounge**

20'5 x 15'6

Having three sealed unit double glazed windows, radiator, wood burning stove set to a brick style hearth with large timber mantle above, dado rail, TV aerial point.

Door from dining room gives access to:

**Kitchen/breakfast room**

20'7 x 9'11 max reducing down to 8'0

Having attractive eye level and base units with built-in cupboards and drawers, fitted worktops with 1 1/2 sink with mixer tap over, tiled splash surrounds, glass display cabinets, integrated Neff double oven, four ring Neff hob, tiled floor, space for dishwasher, further appliances, integrated fridge and freezer, two sealed unit double glazed windows to rear, wooden door giving access to rear gardens, radiator, recessed spotlights to ceiling.

Door from kitchen/breakfast room gives access to:

**Utility room**

7'6 x 6'5

Having base units with fitted worktop and inset stainless steel sink with mixer tap over, tiled splash surrounds, tiled floor, space for appliances, wooden door giving access to front of property, sealed unit double glazed window to side, radiator, large shelved pantry store cupboard.

From dining room stairs rise to:

**First floor landing**

Having dado rail, radiator, loft access, wall mounted alarm control panel, walk-in airing cupboard with hot water tank cylinder unit.

Doors from first floor landing then give access to: Four double bedrooms and family bathroom.

**Bedroom one**

14'5 x 9'9 excluding recess

Having two built-in double wardrobes, sealed unit double glazed window to rear, radiator.

Door from bedroom one gives access to:

**Ensuite shower room**

9'6 x 5'10

Having large walk-in shower cubicle with wall mounted electric shower, WC with hidden cistern, wash hand basin, part tiled to walls, vinyl floor covering, sealed unit double glazed window to front, wall mounted extractor fan, radiator.

**Bedroom two**

15'5 x 10'9

Having two sealed unit double glazed windows, radiator, built-in double wardrobe.

**Bedroom three**

13'5 max reducing down to 11'5 min x 10'9

Having sealed unit double glazed window to rear, radiator, built-in double wardrobe.

**Bedroom four**

12'0 x 9'5

Having two sealed double glazed windows, radiator.

**Family bathroom**

Having a four piece suite comprising; Timber style panel bath with shower attachment off taps, wash hand basin, bidet, low flush WC with hidden cistern, part tiled to walls, shaver point, sealed unit double glazed window to front, radiator, extractor fan to ceiling.

**Outside**

To the front and side of the property there are lawn gardens screening from the road by mature hedging with paved pathway leading to the side of the property and to the front. To the right hand-side of the front garden there is a generous tarmacadam driveway providing ample off street parking for a number of vehicles. Access is then given to:

**Double garage**

18'11 x 18'3

Having two up and over doors, fitted power and light, two wall mounted electric heaters, pedestrian service door giving access to rear of property.

**Rear gardens**

The rear gardens are generous in size and comprise: Paved pathway, paved patio, lawn gardens, well stocked borders with inset shrubs, plants and bushes, screened oil tank. The rear gardens are enclosed by mature hedging and fencing.

**Directions**

On entering Ford continue past the petrol station and then take the first right onto Butt Lane. Continue past the school and the Compton Mews/Manor Crest development and continue over the over the bridge continue straight over the crossroads and up the hill with the church on the right hand side and the property will be found at the top of the hill on the right.

**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 F**

**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**

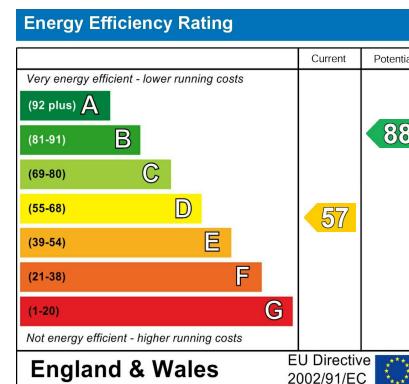
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**

