



28 Quail Ridge, Ford, Shrewsbury SY5 9LF

4 bedroom detached house—£369,950 Freehold

£369,950 Freehold—4 bedroom detached house

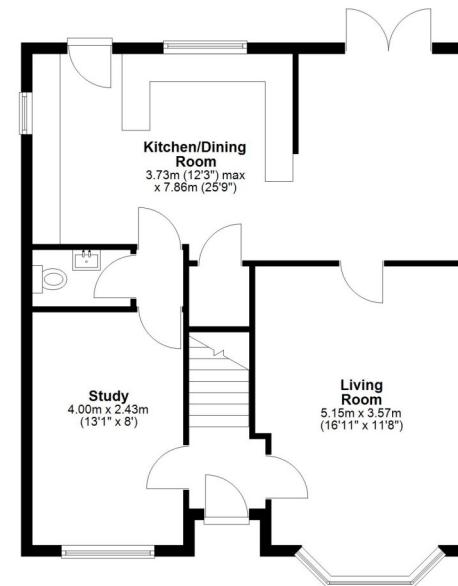
sales@cgpooks.co.uk

This modern detached family home is located in a lovely setting within the village and has open views to both the front and the rear. The property offers good accommodation which has been improved throughout, whilst having a very attractive landscaped rear garden that adjoins unspoilt countryside

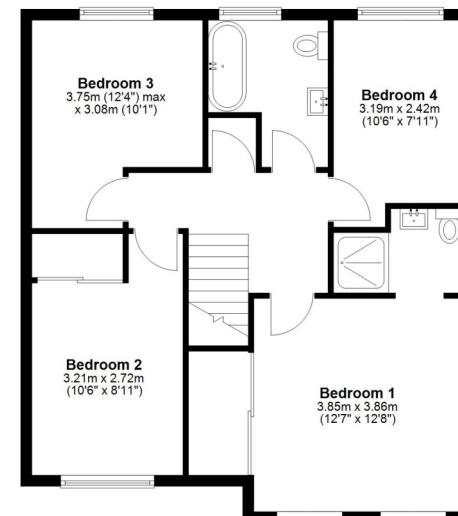
KEY FEATURES

- Covered entrance area to hall with doors to the living room and study, both of which have oak boarded flooring. The living room also has a bay window to front and a feature fireplace.
- Inner hall with cloakroom and a semi open plan kitchen/dining room which has a window, as well as glazed door and further double doors to rear garden.
- Range of oak front units to the kitchen area with granite worksurfaces and a breakfast bar.
- Staircase from hall to the first-floor landing, where there are 4 bedrooms and a re fitted family bathroom. The main bedroom also has a re fitted en suite shower room.
- Double glazed windows and LPG gas fired central heating.
- Driveway and gravelled areas to the front of the property which provide parking for at least 3 cars.
- Beautifully landscaped rear garden which has an area of lawn, as well as established boarders and paved and decked sun terraces. There is also a garden store included in the sale.
- Really good location with rural views to rear, whilst overlooking the village green to the front. The property is also within walking distance of the local primary school and other amenities and is just a 10 minute drive from Shrewsbury.

Ground Floor
Approx. 67.8 sq. metres (729.6 sq. feet)

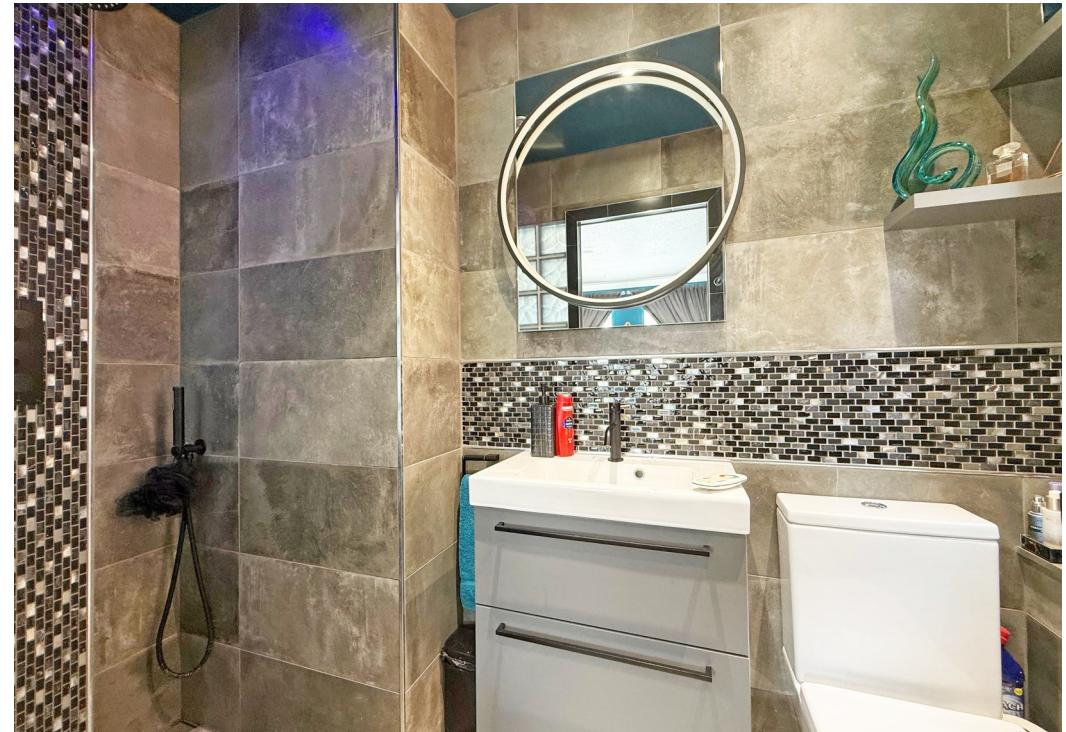


First Floor
Approx. 66.4 sq. metres (715.0 sq. feet)



Total area: approx. 134.2 sq. metres (1444.6 sq. feet)









28 Quail Ridge, Ford, Shrewsbury SY5 9LF

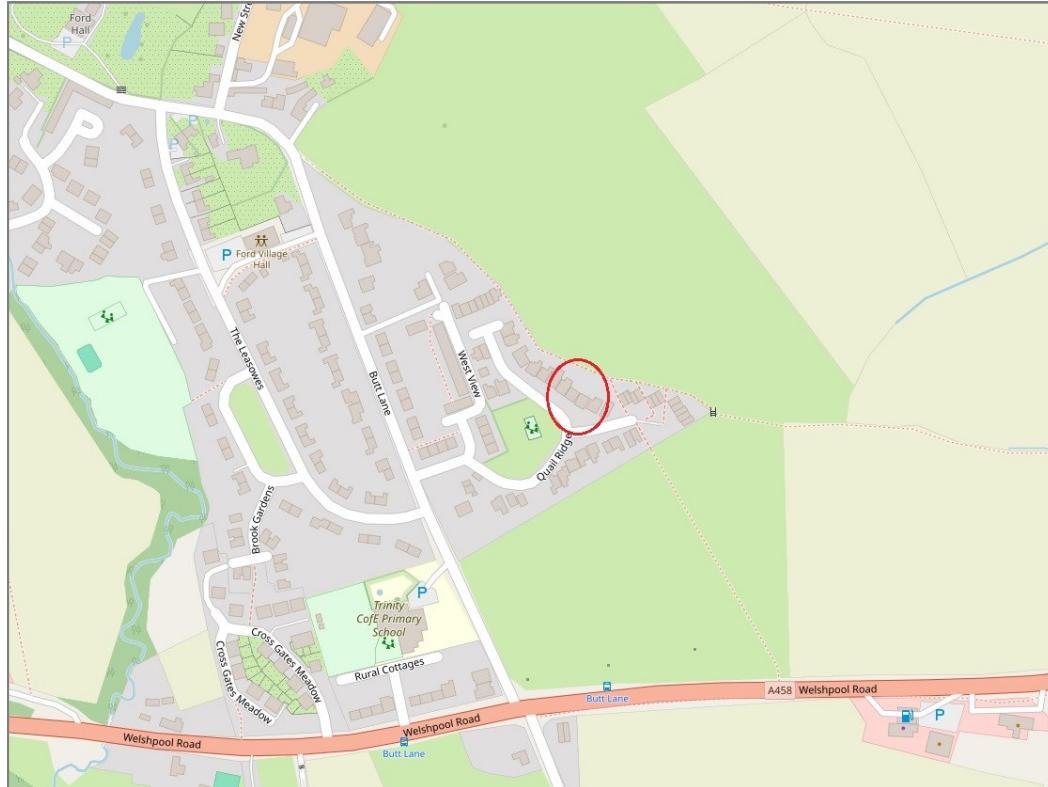
£369,950 Freehold—4 bedroom detached house

sales@cgbooks.co.uk

rightmove 



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band C
Services	Mains services water, drainage and electricity are connected Heating is LPG



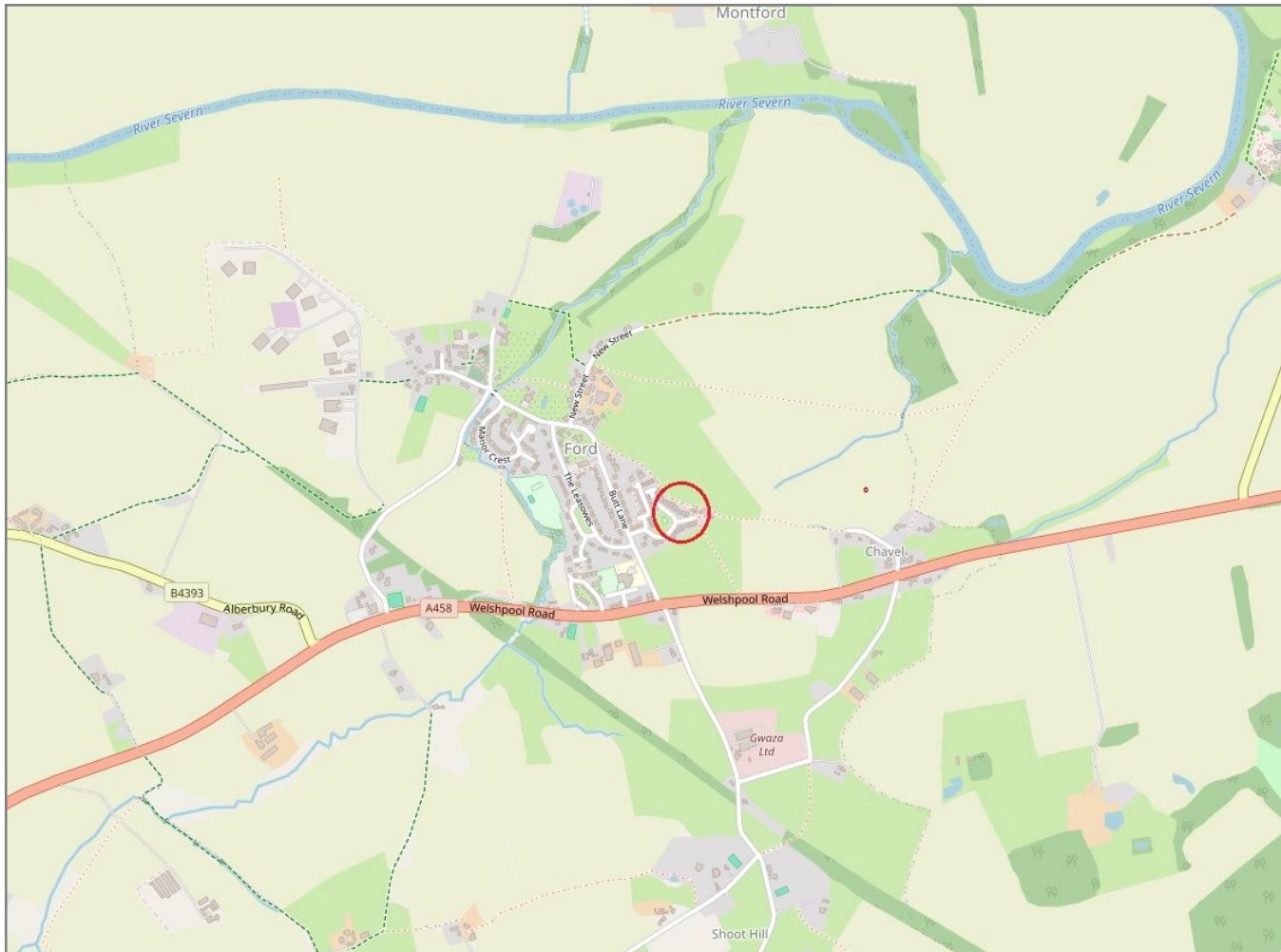
Expert mortgage advice available

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

£369,950 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1. No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.