



# CROWN VILLA

CHAVEL | FORD | SHREWSBURY | SY5 9LB





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Shrewsbury 5.4 miles | Welshpool 14.2 miles | Telford 20.7 miles  
(all mileages are approximate)

A GENEROUSLY PROPORTIONED AND NEATLY PRESENTED DETACHED BUNGALOW, SET WITH LARGE GARDENS, GARAGING AND SUPERB OUTDOOR SPACE IN THIS DESIRABLE VILLAGE LOCATION.

Convenient and popular village  
Neatly presented accommodation  
Well proportioned rooms  
Lovely easily maintained gardens  
In all approx. 0.24 acres



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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury, proceed to the A5 bypass and continue west along the A458 Welshpool Road to Ford. On arrival at the village and after a short distance, the property will be seen on the left hand side, clearly identified by a Halls For Sale Board.

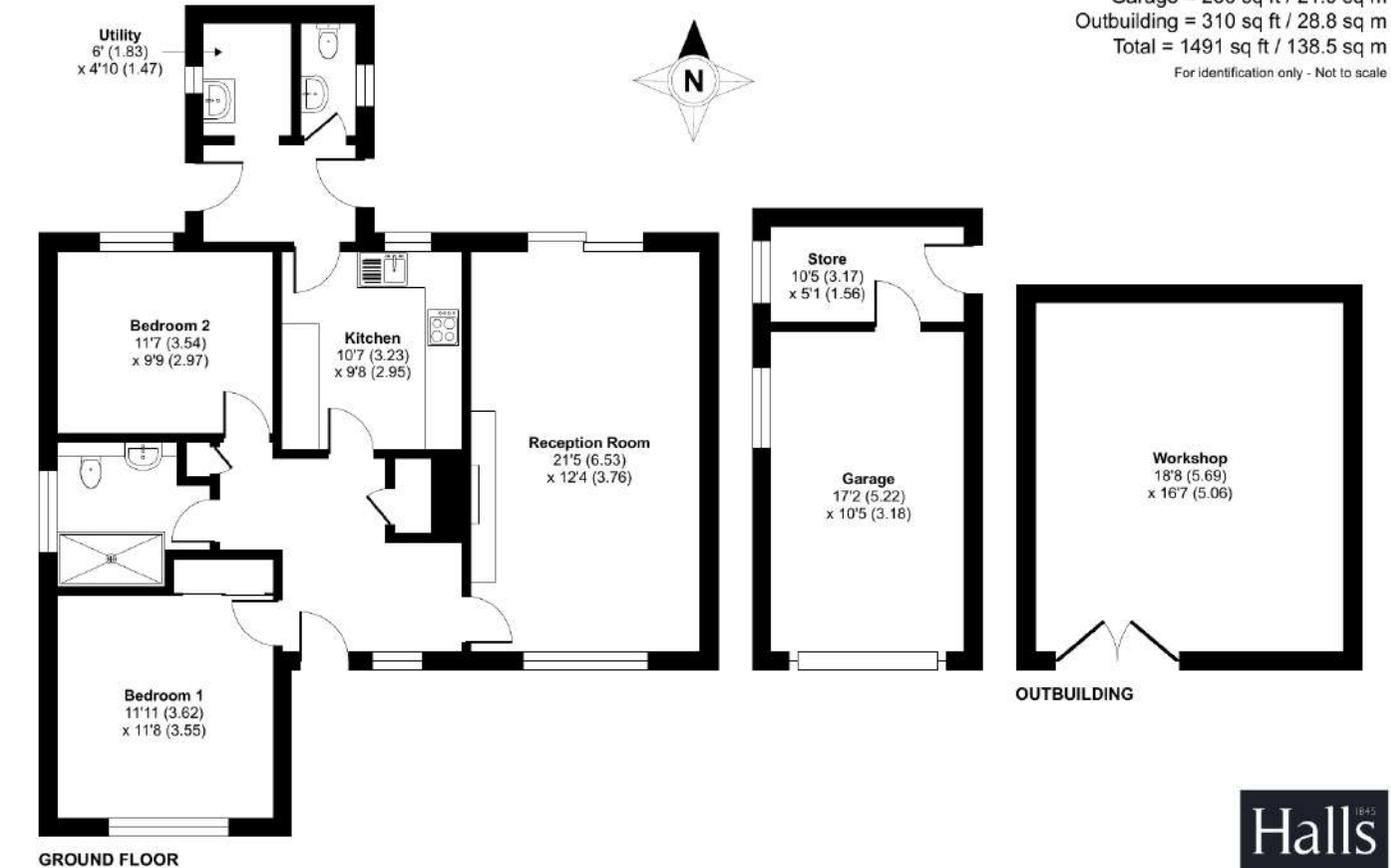
## SITUATION

The property is located on the fringe of the popular village of Ford, which provides a primary school, fish and chip shop, Indian restaurant and service station/convenience store. Shrewsbury town is easily accessible and within a short drive, providing an excellent shopping centre, social and leisure facilities, a range of state and private schools and a rail service. Commuters have good road links via the A5 to the M54 and thereon to Telford and Wolverhampton. Alternatively to the north, Oswestry and road links to Wrexham and Chester. Welshpool is also commutable and provides the gateway to Mid Wales and the Welsh Coast.

## PROPERTY

A deceptively spacious detached bungalow offering excellent, well-balanced accommodation, presented in neat order throughout and occupying a generous plot on the fringe of this desirable rural village.

The property is entered via a welcoming reception hall featuring attractive parquet flooring, which continues into the large living room.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1403809



This impressive space enjoys a tiled and stone fireplace as a focal point and sliding doors opening to the rear, creating a light and inviting atmosphere. The well-fitted kitchen is complemented by a rear hall, garden WC and a practical utility room, ideal for everyday living.

There are two spacious double bedrooms, both served by a modern shower room with white suite, including a walk-in shower.



## OUTSIDE

Crown Villa is approached from an unadopted lane, with gated access leading to a large parking area, making it particularly suitable for those with a caravan, motorhome or working vehicles. In addition, there is a separate garage with adjoining store and a substantial workshop with power.

The gardens are a standout feature of the property, with particularly generous, flowing lawns to the front, interspersed with a variety of mature specimen trees. To the rear, a flagged patio area provides an ideal space for outdoor seating, bordered by established shrubbery. The plot in all extends to approximately 0.24 acres.

A rare opportunity to acquire a spacious bungalow in a sought-after village setting, offering excellent outdoor space and versatile outbuildings.

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – C



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



