

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

www.hbshrop.co.uk



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Occupying a wonderful private position within the popular village of Ford. This is a well presented three bedroom detached bungalow being offered for sale with NO UPWARD CHAIN. The property offers spacious single-storey living accommodation with generous gardens to the front and rear in a peaceful location at the end of the cul de sac which ensures added privacy and a sense of exclusivity rarely found in similar properties. Ford is located on the western side of Shrewsbury and offers a great community feel benefiting from a range of amenities including restaurant, garage, shop, school, church and village hall. The bungalow benefits from direct access to the A458 corridor with quick connections to the A5, A49 and M54 motorway networks yet just a short distance from the main centre of Shrewsbury with all its associated facilities . Early viewing is highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hall, lounge, UPVC double glazed conservatory, dining room, kitchen/breakfast room, utility room, useful built-in storage, master bedroom with ensuite shower room, two further bedroom, bathroom, front and private rear enclosed landscaped gardens, driveway, detached garage, UPVC double glazing, oil fired central heating.

The accommodation in greater detail comprises:

Large storm porch with quarry tiled flooring, outside light, step up to part glazed UPVC double glazed door with glazed side panels give access to:

L shaped entrance hall

having radiator, coving to ceiling, airing cupboard housing lagged copper cylinder unit with slated shelving, dado rail, access to roof space (having an aluminum folding ladder)

Door from entrance hall gives access to:

Lounge

14'4 x 15'4

Having LPG log gas effect open fire with wooden surround and marble hearth inset, coving to ceiling, dado rail, radiator.

From lounge French doors give access to:

Large UPVC double glazed conservatory

14'0 x 13'8

Having UPVC double glazed windows overlooking the attractive landscaped garden, glazed polycarbonated pitched roof, laminate wooden flooring.

From entrance hall door gives access to:

Dining room

15'5 x 9'4

Having UPVC double glazed window to side, radiator, coving to ceiling.

Door from dining room and entrance hall gives access to:

Kitchen/breakfast room

11'6 x 12'7

Having a range modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1/2 stainless sink with mixer tap over, space for fridge, fitted Bosch four ring electric hob with extractor above, built-in Hotpoint electric double oven and grill with cupboards above and below, laminate wooden flooring, UPVC double glazed box window overlooking front garden, radiator.

Door from kitchen/breakfast room gives access to:

Utility room

7'2 x 4'2

Having fitted worktop with base unit and space for washing machine, UPVC double glazed door give access to side or bungalow with additional UPVC double glazed window.

Door from utility room gives access to:

Useful built-in storage

Housing Iona Trianco oil fired central heating boiler.

Door from entrance hall gives access to:

Bedroom one

13'0 x 10'2 plus recess

Having UPVC double glazed window overlooking the attractive enclosed landscaped gardens, two single built-in wardrobes.

Door to:

Ensuite shower room

Having glazed shower cubicle housing Mira Sport electric shower, wash hand basin, low flush WC, bidet, tiled walls, UPVC double glazed window, heated towel rail, ceramic tiled floor.

Bedroom two

12'2 x 9'8

Having UPVC double glazed window overlooking front gardens, radiator, two built-in wardrobes.

Bedroom three

10'2 x 8'1

Having UPVC double glazed window overlooking the attractive landscaped rear gardens, radiator, dado rail.

From entrance hall door gives access to:

Principle bathroom

Having panel bath and Creda shower above, pedestal wash hand basin, low flush WC, fully tiled around bath and sink and half tiled on remaining wall, pull cord.

Outside

The property is approached via a long tarmacdam and brick paved driveway having ample parking/turning for a number of vehicles, outside tap and lighting to side of the property. From the driveway access is given to:

Detached brick built garage

17'7 x 8'8

Having power and lighting, up and over door, access to roof space with additional storage, service door giving access to enclosed rear garden.

Large private landscaped rear garden

The rear gardens are accessed via a wooden side gate comprising: lawn garden, outside lighting to the rear, glazed greenhouse, 3 garden sheds, selection of outside power points.

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 E

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. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION. Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
59		70
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

