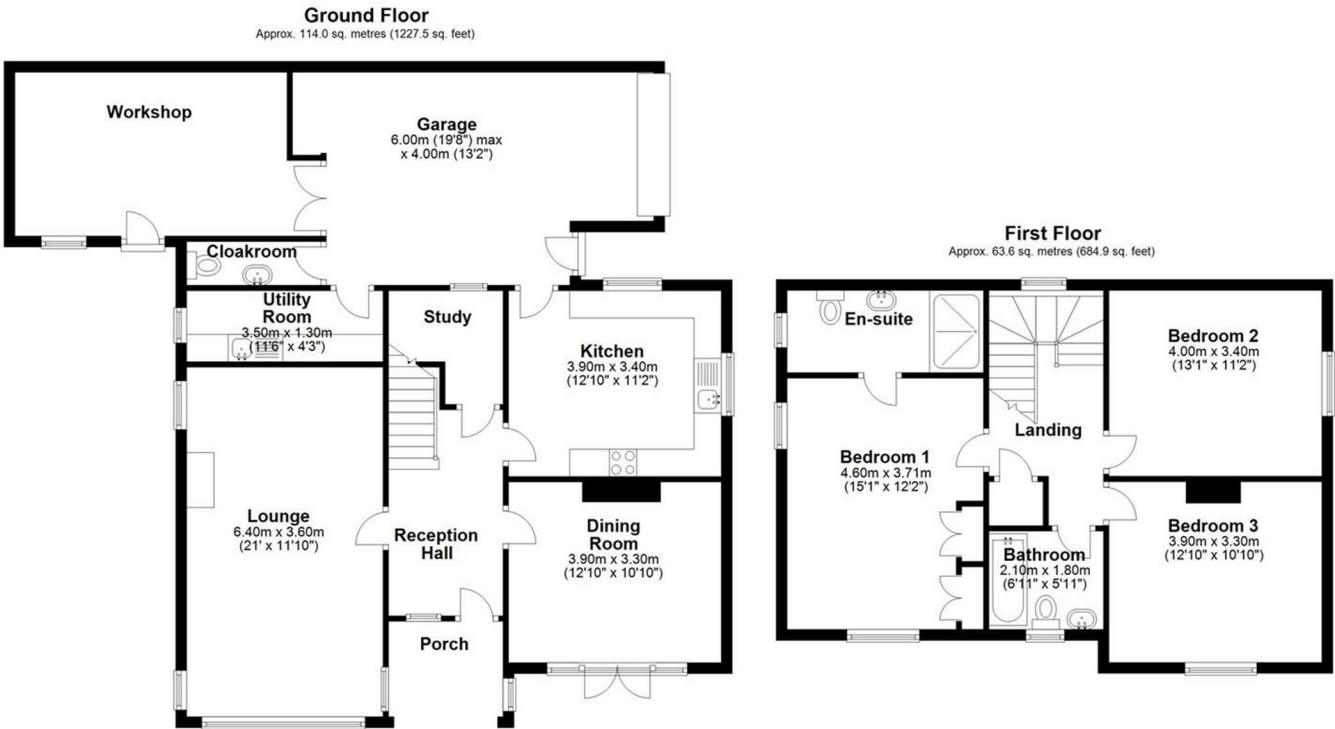


FOR SALE

Bankfield Kitty Oak Lane, Ford, Shrewsbury, SY5 9LQ



Total area: approx. 177.7 sq. metres (1912.3 sq. feet)
Bankfield House



FOR SALE

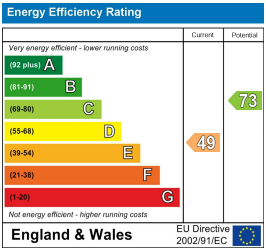
Offers in the region of £500,000

Bankfield Kitty Oak Lane, Ford, Shrewsbury, SY5 9LQ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An attractively presented and generously proportioned detached house set with beautiful large gardens offering lovely views in this most convenient rural location. (IN ALL APPROXIMATELY 0.35 ACRE.) NO ONWARD CHAIN




01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@halls.gb.com




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MILEAGES: Shrewsbury 5.6 miles, Telford 21.3 miles, Oswestry 17.3 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Attractively presented
- Well proportioned rooms
- Beautiful gardens with views
- Garage and workshop
- Large driveway parking area
- No onward chain

DIRECTIONS
From Shrewsbury proceed west along the A458 Welshpool Road to Ford. Carry along this road and upon reaching the former Smoke Stop restaurant on the right, a turning almost opposite will be seen on the left (Kitty Oak Lane) leading onto a private access lane. Follow this along and the property will be found on the right hand side.

SITUATION
The property is located in a pretty unspoilt location surrounded by open countryside set off a private lane whilst being conveniently situated just outside the village of Ford. Ford itself provides a primary school, fish and chip shop, Indian restaurant and a service station/convenience store. Shrewsbury town centre is readily 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. Commuter have good road links via the A5 to the M54 and there onto 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.

DESCRIPTION
Bankfield is an individual and most desirable detached house providing attractively presented and well proportioned accommodation. The ground floor boasts two traditional rooms together with a kitchen, utility room and guest WC. Accessed off the reception hall is a useful area which is currently utilised as a study. To the first floor there are three double bedrooms, the principal of which has an ensuite shower room whilst the remaining two are served by the bathroom. Outside, there is a generous amount of driveway parking which also give access to the garage. The gardens provide stunning lawns, patio seating areas and offer a delightful aspect over adjoining farmland.

ACCOMMODATION
COVERED ENTRANCE
With flagged stone base and tiled steps leading to a panelled part glazed entrance door into:
ENTRANCE HALL
With solid oak boarded flooring. Staircase rising to first floor. Useful walk in store room/study.
LIVING ROOM
With attractive marble fireplace with open grate. Feature bay picture window with stunning views over gardens and farmland beyond.
DINING ROOM
With twin glazed French doors providing access and views out to the lovely gardens.
KITCHEN DINER
With tiled floor. Providing eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl sink unit and drainer with mixer tap. Space and connection for electric cooker. Space for fridge. Space and plumbing for washing machine. Part tiled walls and tiled splash. Lovely aspect. Part glazed door to garage.

FIRST FLOOR LANDING
With access to loft space. Built in airing cupboard housing the pressurised hot water cylinder.
BEDROOM 1
With twin built in double wardrobes. Dual aspect windows with far reaching views.
EN-SUITE SHOWER ROOM
Providing a modern suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Part tiled walls and tiled splash. Wall mounted heated towel rail. Large walk-in shower cubicle with mains fed shower, inset tiles and sliding splash screen.
BEDROOM 2
With lovely aspect over fields.
BEDROOM 3
With attractive views over the gardens.

BATHROOM
Providing a white suite comprising low level WC, pedestal wash hand basin, tiled panelled bath with mains fed shower over. Fully tiled walls, wall mounted heated towel rail. Extractor fan.
OUTSIDE
The property is approached through twin ornamental iron gates onto a generous brick paved driveway providing parking for numerous vehicles, whilst also giving vehicular access to the attached garage and pedestrian access to the front and side of the property.
GARAGE
With remote controlled electric entrance door. Power and light points. Twin timber doors through to Workshop. Door to:
UTILITY ROOM
With tiled floor. Providing a fitted worktop with stainless steel sink unit and drainer. Space and plumbing for washing machine. Space for tumble dryer. Base level cupboards. Part tiled walls.
WC
With tiled floor and providing a white suite comprising low level WC, wall mounted wash hand basin with tiled splash.

WORKSHOP
With power and light points. Extensive fitted work bench. Panelled part glazed UPVC door to side storage area.
THE GARDENS
Flanking the driveway are some immaculately kept lawns with surrounding well stocked shrubbery beds and borders. Adjacent to the front of the property is a flagged patio area offering a lovely aspect over the gardens and surrounding farmland. Access is available to a useful potting shed and gate, which in turn leads to a side yard area with additional garden stores and a cold water tap. Steps then lead down to further large flowing lawns containing a number of floral and shrubbery beds with numerous herbaceous plants and specimen trees. To one side sits a part gravelled and flagged private seating area. Timber and felt storage sheds. Prospective purchasers should be delighted to note that the main gardens benefit from a lovely aspect.

GENERAL REMARKS
FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.
SERVICES
Mains water, electricity and drainage are understood to be connected. Oil fired central heating. Externally positioned boiler. None of these services have been tested.
TENURE
Freehold. Purchasers must confirm via their solicitor.
COUNCIL TAX
The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.
VIEWINGS
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com