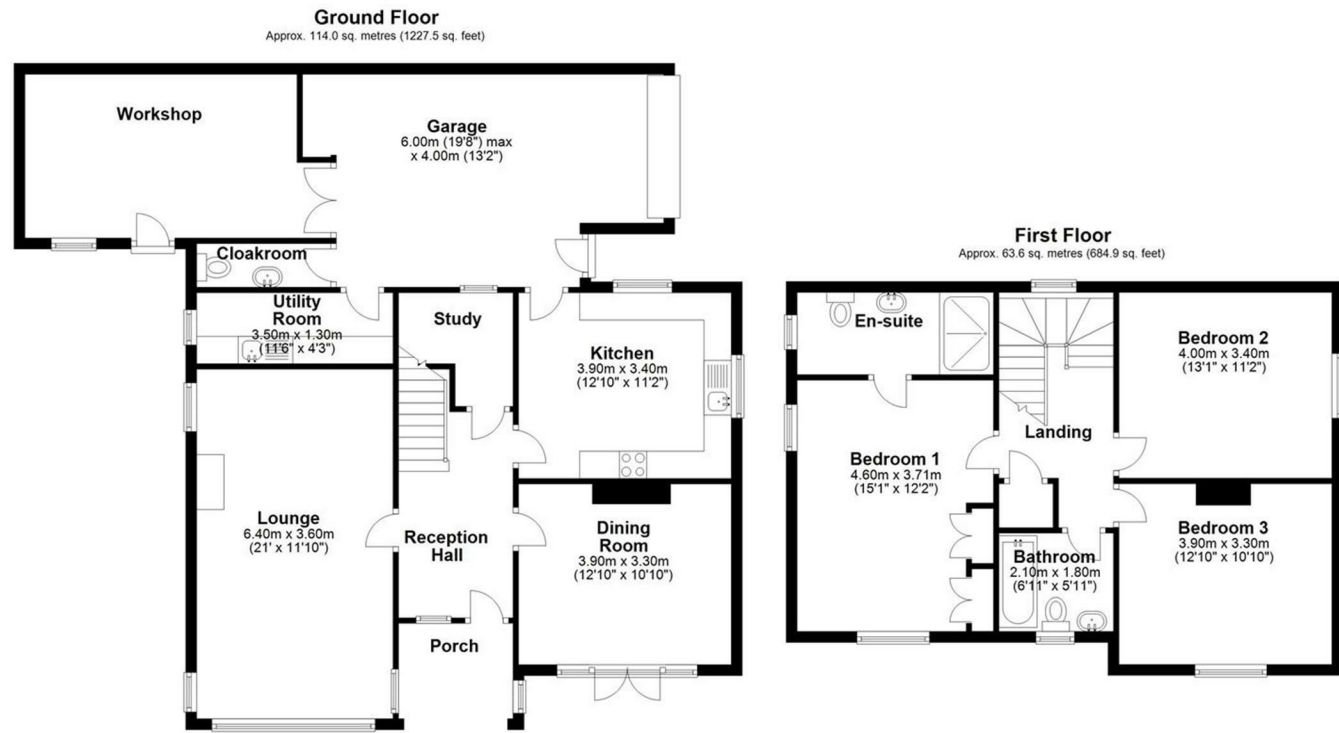


FOR SALE



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



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



FOR SALE

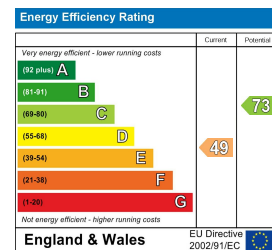
Offers in the region of £500,000

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@hallsgb.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

#### 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](http://www.gov.uk/council-tax-bands).

##### VIEWINGS

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