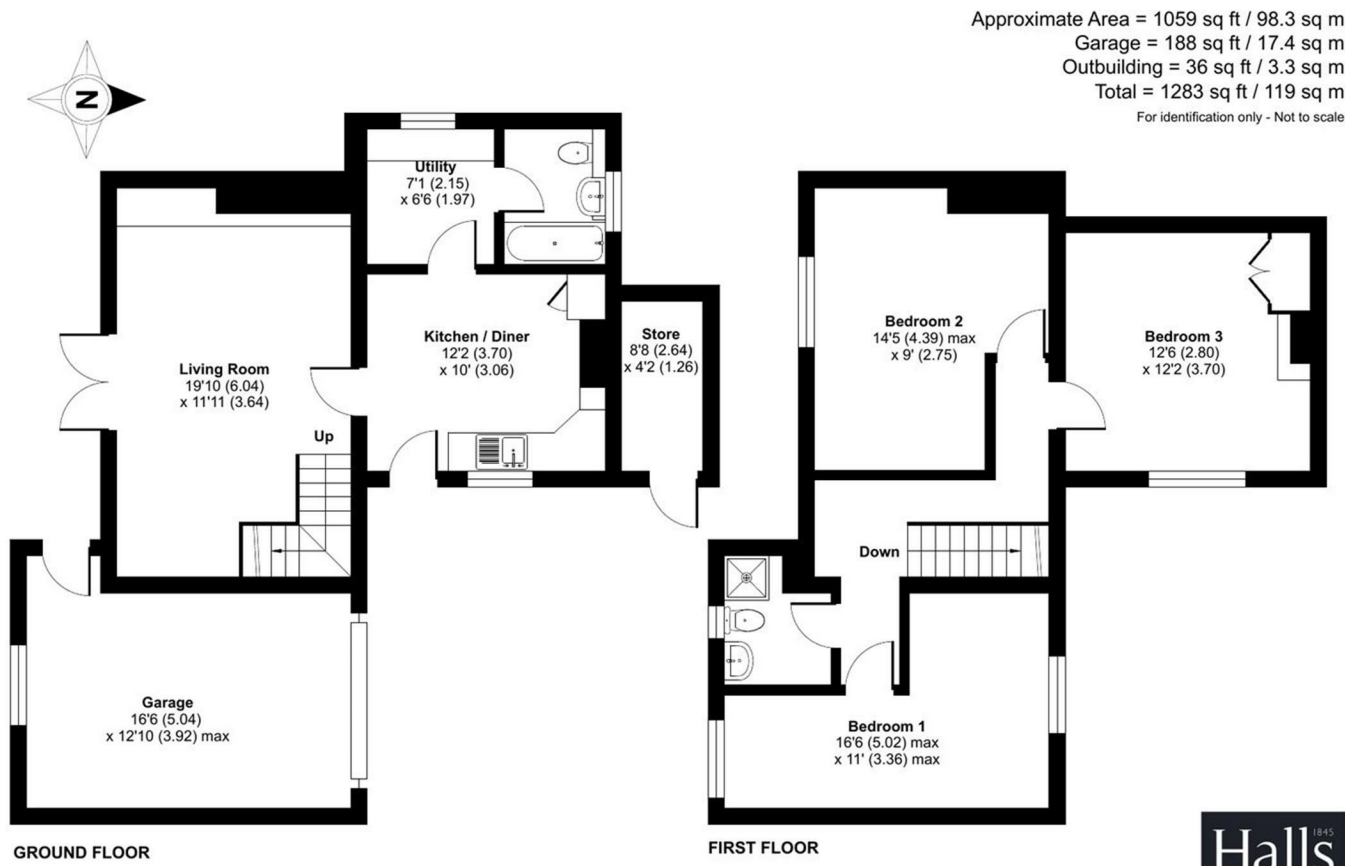


FOR SALE

3 The Firs, Ford Heath, Shrewsbury, SY5 9GZ



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1305858



FOR SALE

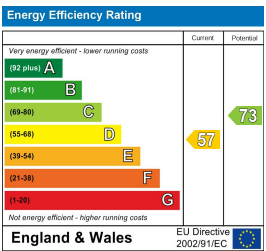
Offers in the region of £225,000

3 The Firs, Ford Heath, Shrewsbury, SY5 9GZ

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



3 The Firs is a spacious and charming 3 bedroom semi-detached extended cottage, offering well laid out accommodation, set in a rural location with the scope for renovation.




01743 236444


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




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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Lovely large sitting room
- No onward chain
- 3 large double bedrooms
- South facing gardens
- Double garage
- Potential for significant updating throughout

DIRECTIONS
From Shrewsbury proceed west along the B4386 and at the Cruckton crossroads, turn right signposted Ford. Follow this lane and then take the next turning left, then travel for about 0.4 mile and the property will be found on the left hand side.

What3words: //huts.wiping.exams

SITUATION
The property is set off a back country lane with views across open farmland. From the property there are a number of country walks, whilst the neighbouring village of Ford offers a primary school, service station and Nisa store. Prospective purchasers may be pleased to note that the school bus runs at the end of the access lane to the popular Mary Webb Secondary School in Pontesbury. Shrewsbury town centre is very easily accessible and offers an excellent range of shopping facilities, schools, leisure and social amenities, together with a rail service. Commuters will find that the property is particularly well placed for access to the A5, linking via dual carriageway to the M54 motorway and Telford or alternatively, north to Oswestry and Wrexham.

DESCRIPTION
3 The Firs is a spacious and charming 3-bedroom semi-detached extended cottage nestled in a peaceful rural setting. This delightful home offers well-laid-out accommodation with generous room proportions, a lovely south-facing garden, and excellent potential for further improvement and modernisation throughout.

ACCOMMODATION
KITCHEN DINER
Providing a range of base level cupboards with a stainless steel sink unit and drainer. Space and connection for washing machine.

LIVING ROOM
A spacious room with French doors leading out to rear gardens.

UTILITY
BATHROOM
Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under and panelled bath.

BEDROOM ONE
SHOWER ROOM
BEDROOM TWO
BEDROOM THREE
With built in storage cupboards.

OUTSIDE
The property is approached over a tarmacadam driveway leading the the integral garage. To the front of the property there is a courtyard patio seating area. To the rear, there are south facing lawned gardens with a timber built shed, patio seating areas and mature shrubs and herbaceous borders. There is also a vegetable patch.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains electricity and water are understood to be connected. Oil fired central heating. Drainage is to a septic tank. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.