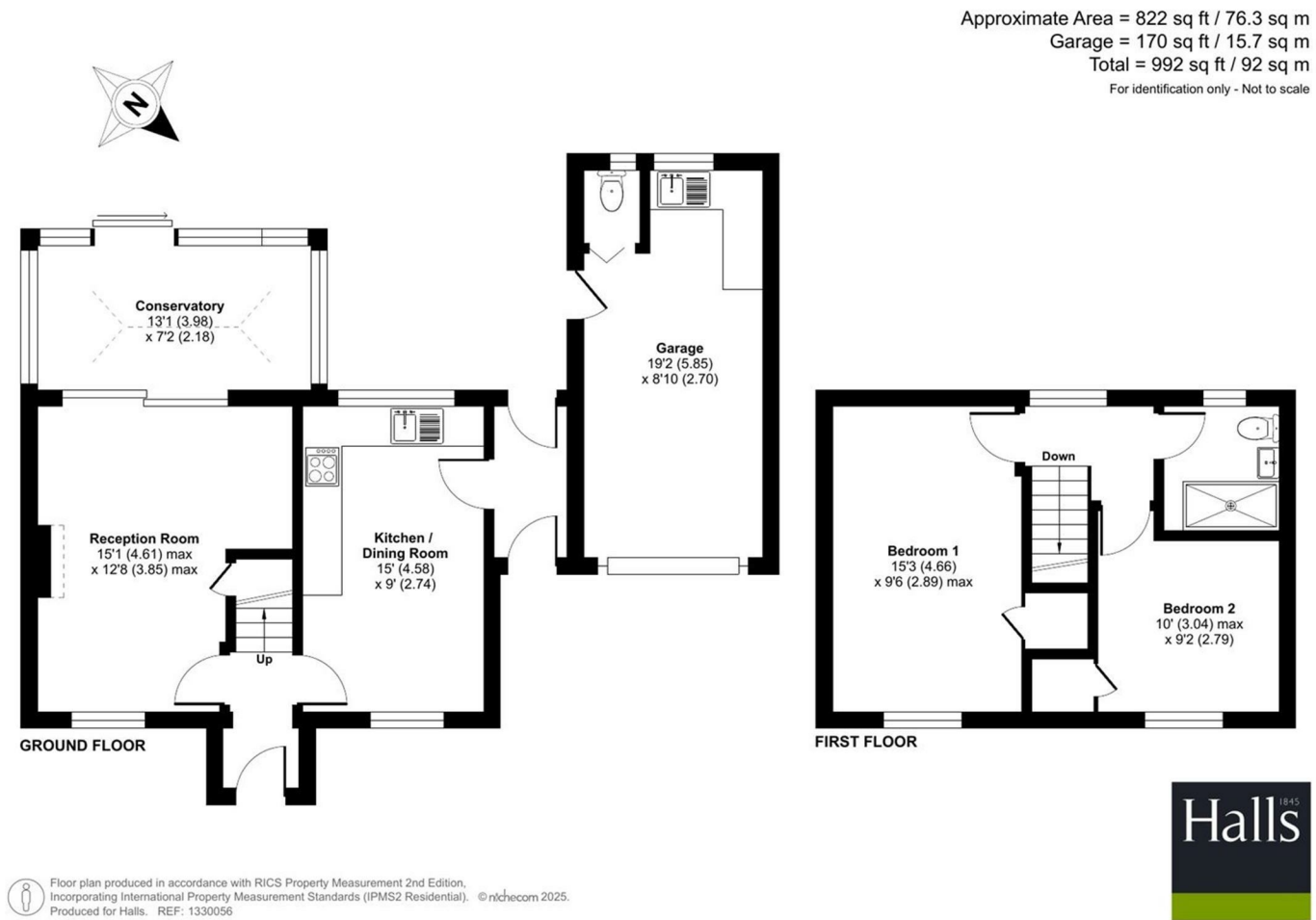


FOR SALE

1 Manor Crest, Ford, Shrewsbury, SY5 9NZ



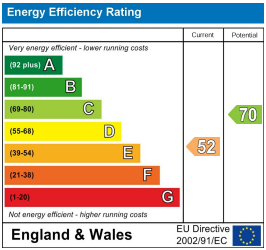
FOR SALE

Offers in the region of £300,000

1 Manor Crest, Ford, Shrewsbury, SY5 9NZ

**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 attractive modern detached home that is beautifully presented throughout, with delightful gardens and a detached garage located in a sought after location.




01743 236444

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




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2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Sought after location
- Open plan kitchen diner
- Driveway parking and detached garage
- Landscaped private gardens
- Easy access to Shrewsbury
- NO ONWARD CHAIN

**DIRECTIONS**  
From Shrewsbury town centre cross Welsh Bridge into Frankwell. At the roundabout take the second exit and continue on the A458 turning right into Shelton Road. Slight left on Welshpool Road/A458. Proceed over one roundabout and at the Churncote roundabout take the second exit. Turn right onto But Lane and follow this road round, taking the third left turn in Manor Crest. 1 Manor Crest will be identified on the left hand side.

**SITUATION**  
The property is located in the popular village of Ford, which provides a primary school, fish and chip shop, Indian restaurant and service station/convenience store. The property is also within walking distance to the local pub. 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.

**DESCRIPTION**  
1 Manor Crest is a well presented detached home offering updated and immaculately presented living accommodation throughout with NO ONWARD CHAIN.

- The current owners have made some excellent upgrades to the property, these are as follows:
- New front door - composite Endurance door
  - New heating system - replaced storage heaters with electric oil filled radiators, with the option of remote control by central panel and phone app
  - New carpet in living room and 2nd bedroom
  - New internal doors throughout
  - New bathroom vanity unit
  - New kitchen worktops and updated cupboards
  - Upgraded lighting throughout
  - Updated look to conservatory - boarded and plastered walls
  - Improved loft insulation

The ground floor offers a spacious living room with french doors through to the conservatory and an open plan kitchen diner. To complete the ground floor accommodation, there is a detached garage, accessible through a door from the kitchen, providing a continuation of the kitchen units and also a guest WC. To the first floor, there are 2 bedrooms and the shower room. Outside, there is ample driveway parking and landscaped rear gardens.

**ACCOMMODATION**  
Panelled part glazed entrance door leads into:-

**ENTRANCE HALL**  
With staircase to first floor and doors off and to:-

**LIVING ROOM**  
With understands storage cupboard and french doors through to:-

**CONSERVATORY**  
With wraparound aluminium frame windows and french doors out to rear gardens.

**KITCHEN DINER**  
Providing a range of modern 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 over. Belling electric oven and grill with extractor hood over, space for American styled fridge freezer, space and plumbing for dishwasher, access door to side porch.

**SIDE PORCH**  
Leading to the garden, garage/utility area and driveway/carport.

**FIRST FLOOR LANDING**  
With doors off and to:-

**BEDROOM ONE**  
With window to front and built in cupboard.

**BEDROOM TWO**  
With window to front and built in cupboard housing the hot water cylinder.

**SHOWER ROOM**  
Providing a white suite comprising low level WC, wash hand basin set in vanity unit with storage drawers under, large shower with drench head and feeder shower attachment, splash screen, fully tiled walls.

**OUTSIDE**  
The property is approached over a generous driveway leading to a carport and detached garage.

**GARAGE/UTILITY ROOM**  
Providing a guest WC and a continuation of the kitchen units creating a utility area, with space and plumbing for washing machine and sink unit.

**THE GARDENS**  
The gardens are a stunning feature to the property, beautiful and extensive but also manageable and private. To the front the gardens offer neatly maintained lawns flanked by hedgerows, lavender borders and fencing. The gardens wraparound the side of the property to the rear where further lawned areas can be found along with patio seating areas, a covered alfresco dining section with mains fed electricity and two greenhouses (one with mains electricity). Comprehensive irrigation watering system throughout the rear garden, a large waterfall feature and pond.

**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 water, electricity and drainage are understood to be connected. 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.