



## 5 Highfield, Montford Bridge, Shrewsbury, Shropshire, SY4 1FA

**£975,000**

Finished to a very high standard, the property is a Control 4 smart home featuring full AV control, electric blinds throughout, smart locks, video entry to electric gate, smart lighting and CCTV. Porcelanosa kitchen and bathroom suites, underfloor heating throughout the ground floor. Outside is a large landscaped rear garden and to the front of the property, a generous parking area as well as an integral double garage. The property is located in the desirable village of Montford Bridge to the west of the medieval town centre of Shrewsbury, and the nearby A5. Accommodation includes a canopied porch, feature entrance hall, cloakroom, study, Sitting Room, Dining Room, spacious Family/Living Room, high specification kitchen/breakfast room, utility, first floor gallery landing, master bedroom with contemporary en-suite shower room, bedroom two with large walk-out balcony roof terrace and en-suite shower room, three further good sized bedrooms, family bathroom, LPG central heating.



# 5 Highfield, Montford Bridge, Shrewsbury, Shropshire, SY4 1FA

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

## Accommodation comprises

### Canopied Porch

External lighting and power points, composite entrance door.

### Entrance Hall

Engineered oak flooring, under-stairs storage cupboard, controls for full smart-home system, staircase leads to First Floor Galleried Landing.

### Cloakroom

Fitted with wash basin with drawers beneath, WC, tiled flooring, ceiling extractor and window.

### Study

Engineered oak flooring, walk-in double-glazed bay window to the front with fitted shutters, side window.

### Sitting Room

Wooden frame glazed door, engineered oak flooring, windows to the side with fitted blinds and pleasing outlook, and a contemporary wood burner set to brick hearth with timber mantle.

### Dining Room

Wooden frame glass door, tiled flooring, French doors lead to Family Room.

### Living/Family Room

Tiled flooring, air conditioning, rear and side windows overlooking spacious, landscaped gardens, glazed roof window, bi-folding doors giving access to patio.

### Kitchen/Breakfast Room

Tiled flooring, dual aspect windows, an excellent range of quality units including glass display unit and wine rack, granite worktops with inset 1 1/2 bow sink unit and matching island unit. 2 integrated Neff ovens, Neff induction hob with stainless steel canopy over, integrated dishwasher, ample space for American style fridge/freezer, shelved cutlery/shelved pantry.

### Utility Room

Fitted with units to match the Kitchen, tiled flooring, granite worktop, inset sink, space for appliances, composite door to the side and service door to Double Garage.

### Impressive Galleried First Floor Landing

Air conditioning units, window to the front, radiator.

### Bedroom 1

French doors open onto Juliet balcony to the front, bay window to the side, radiator, built-in double wardrobe, a further range of 3 double fitted wardrobes.

### En Suite Shower Room

Ceramic tile flooring with underfloor heating, natural light-well, fully tiled walls, large walk-in shower cubicle with drench shower and hand-held shower, WC with hidden cistern, wall-hung wash basin, heated towel rail, extractor fan and vanity shelf with cupboard and drawers beneath.

### Bedroom 2

French doors lead onto a spacious balcony to the rear overlooking the rear garden and open countryside beyond, radiator and built-in double wardrobe.

### En Suite Shower Room

Ceramic tile flooring, fully tiled walls, tiled shower cubicle, wall-hung wash basin, WC, heated towel rail and ceiling extractor fan.

### Bedroom 3

Walk-in bay window to the front, further window to the side, radiator.

### Bedroom 4

Window overlooking rear garden and radiator.

### Bedroom 5

Radiator and window to the rear.

### Family Bathroom

Fully tiled walls and flooring, fitted with contemporary 3 piece suite providing freestanding bath with mixer tap and hand held shower attachment, wash basin with hidden cistern, wash basin, window to the side, extractor fan, heated towel rail and recessed shelf.

### Outside

Located in a gated development, the property has an extensive paved driveway providing ample parking for a number of cars, and turning space. The driveway extends to the Garage. Large Store housing LPG central heating boiler and pressurised water cistern. Gated access through to the rear.

### Double Garage

Electric up and over door.

### Rear Garden

Extensive Indian sandstone patio with beautifully maintained landscaped garden beyond, providing generous lawns. External lighting, power points and cold water tap. From the Patio, a curved pathway runs through the lawns. There is a further Indian sandstone paved area with garden shed. The garden is enclosed by fencing and border open countryside to the rear.

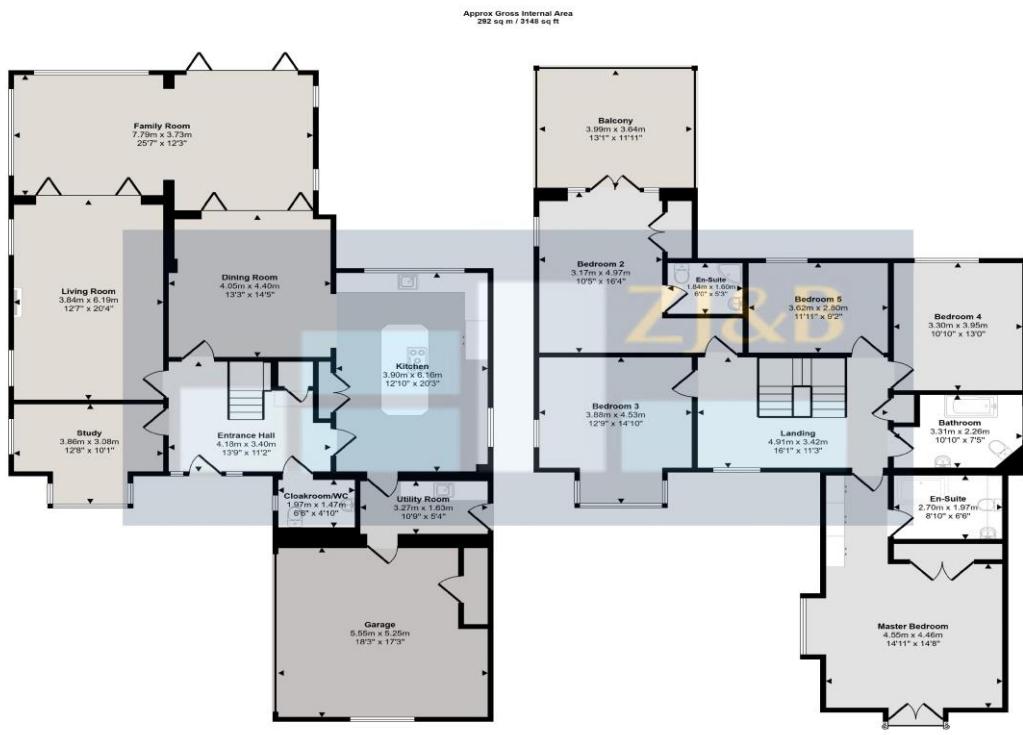
### Services

LPG central heating, mains electricity and water, treatment plant for waste. £180 per annum to the site management company.

### Council Tax Band G

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



Ground Floor  
Approx 168 sq m / 1807 sq ft

Denotes head height below 1.5m

First Floor  
Approx 125 sq m / 1342 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 900.

## FLOOR PLANS FOR GUIDANCE ONLY



This is a copy of the title plan on 14 JAN 2020 at 09:46:08. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

DynamicPDF Renderer v2.0 evaluation | www.DynamicPDF.com

Find an energy certificate (EPC)

English | [Cymraeg](#)

## Energy performance certificate (EPC)

5, Highfield Montford Bridge SHREWSBURY SY4 1FA	Energy rating <b>C</b>	Valid until: <b>14 November 2027</b>
--	---------------------------	---

Property type  
**Detached house**

Total floor area  
**250 square metres**

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



#### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice.

To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**