



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**5 School Lane, Ford, Shrewsbury, SY5 9LP**

**£430,000 Region**

To view this property please call us on **01743 236 800** Ref: C7550/WM/KQ

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# An impressive and well appointed, four bedroom, detached family home.

This modern, extended, four bedroom detached family house is presented to an exacting standard to provide spacious accommodation briefly comprising; entrance porch, entrance hall, living room, open-plan kitchen/dining room and family room, utility, cloakroom, master bedroom with en-suite shower room, three further bedrooms and bathroom. Garage and parking. Well maintained gardens with open fields beyond. The property benefits from air-source heating, underfloor heating to some ground floor rooms, double glazing and ample storage space. Recently installed EO charge point at the front of the property.

The property is pleasantly situated in the village of Ford, in a quiet location and is accessed down a private lane leading to only three properties. Close to good local amenities including primary school, public house, petrol station/shop. The property is also well placed within reach reach of the Shrewsbury by-pass with M54 motorway link.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### ENTRANCE HALL

Large understairs store cupboard.  
Additional cupboard providing ideal shoe storage space.  
Underfloor heating

### LIVING ROOM

15'6" x 12'8" (4.72m x 3.87m)  
Window to the front  
Double doors to:

### KITCHEN / DINING ROOM

16'9" x 19'5" (5.11m x 5.93m)  
Fitted with a range of modern wall and base units with breakfast bar  
Double oven, induction hob with extractor over, wine cooler  
Integrated appliances  
Tiled flooring with underfloor heating  
Opening to:

### FAMILY ROOM

13'3" x 19'2" (4.05m x 5.83m)  
Large window enjoying open views over the rear garden  
Bi-folding doors to the side and rear garden  
Skylight  
Underfloor heating

### UTILITY ROOM

10'6" x 8'8" (3.21m x 2.65m)  
Base units with sink  
Window  
Airing cupboard housing heating system  
Underfloor heating

### CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING with access via fold away loft ladder to a fully boarded roof space with lighting.

### MASTER BEDROOM

12'11" x 19'1" (3.93m x 5.82m)  
Double and single built in wardrobes

### EN SUITE SHOWER ROOM

Shower cubicle  
Wash hand basin, wc

### BEDROOM 2

22'8" x 9'0" (6.92m x 2.75m)  
Window and skylight

### BEDROOM 3

7'8" x 10'8" (2.33m x 3.24m)

### BEDROOM 4

10'0" x 8'2" (3.06m x 2.48m)  
Built in wardrobes

### BATHROOM

White suite comprising;  
Panelled bath  
Wash hand basin, wc

## OUTSIDE THE PROPERTY

### GARAGE

Shelving providing ideal additional storage space.

The property is approached over a spacious driveway providing ample parking and access to the Garage with shrub beds and borders.

There is a good sized REAR GARDEN laid to lawn with paved patio with floral borders and mature hedging. Gated access to the rear onto open fields and public footpath.



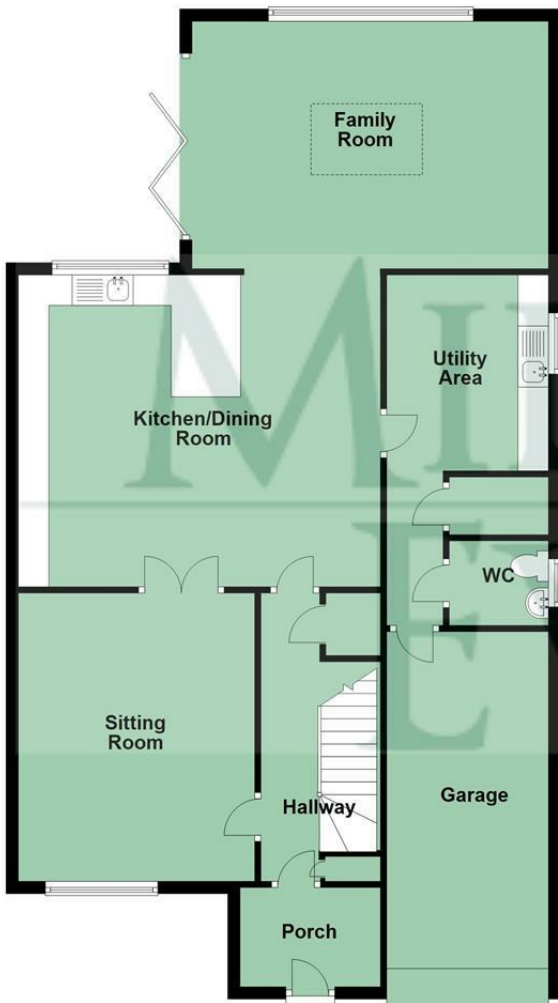






FLOOR PLANS ...

**Ground Floor**  
Approx. 1281.5 sq. feet



**First Floor**  
Approx. 718.0 sq. feet



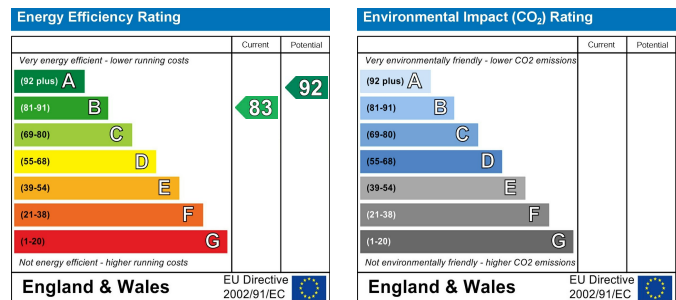
Total area: approx. 1999.5 sq. feet

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A458 (Welshpool Road). Continue into the village of Ford. Turn right onto Butt Lane. After a short distance, turn right and follow the drive, where the property will be found at the end of this road.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



The UK's number one property website

Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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