



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Crown Villa, Ford, Shrewsbury, SY5 9LB

£375,000 Offers

To view this property please call us on **01743 236 800** Ref: C7701/WM/lrd

A unique, well maintained, detached two bedroom bungalow, set on an extensive plot.

This unique and well maintained two bedroom detached bungalow set on an extensive plot with a large workshop has potential for renovation, development and has the potential for a commercial premises. The property provides well planned and well proportioned accommodation throughout, briefly comprising: entrance hall, kitchen, utility area lounge/dining room, two bedrooms, and shower room. Garage and storeroom, large workshop, gardens to the front and side, courtyard and spacious driveway to the rear. The property benefits from oil fired central heating.

The property is pleasantly situated in an ideal location in the village of Ford, within easy reach of good local amenities including school and public house, whilst also being well placed for the Shrewsbury bypass with the M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

Window to the front
Storage cupboards

LOUNGE/DINING ROOM

22'4" x 12'7" (6.80m x 3.83m)
Window to the front
Feature fireplace with open fire and back boiler
Sliding glazed doors opening to a landscaped courtyard

KITCHEN

11'2" x 10'7" (3.41m x 3.22m)
Window to the rear
Fitted with a range of matching wall and base units, under counter oven, hob and extractor
Access to:

UTILITY AREA

11'7" x 4'9" (3.53m x 1.45m)
Window to the side
Access to the driveway and courtyard

WC

WC and wash hand basin

BEDROOM 1

11'9" x 12'0" (3.58m x 3.65m)
Window to the front
Fitted storage wardrobes

BEDROOM 2

9'11" x 11'0" (3.01m x 3.36m)
Window to the rear

SHOWER ROOM

Window to the side
Large walk-in shower cubicle
WC with concealed flush
Inset wash hand basin with vanity unit under

OUTSIDE THE PROPERTY

SINGLE GARAGE

Up and over door
Window to the side
Door to:

STORE ROOM

Window to the side

WORKSHOP

Two windows to the side,
Double door fronted

The property is set on an extensive plot with a large garden to the front, predominantly laid to lawn, inset with fruit trees.

To the side of the property, there are vegetable plots, and floral and shrubbery borders, as well as an additional seating area.

To the rear of the property, there is a large driveway providing space for ample parking and where the garage and workshop are located, with two access points.





FLOOR PLANS ...

Ground Floor

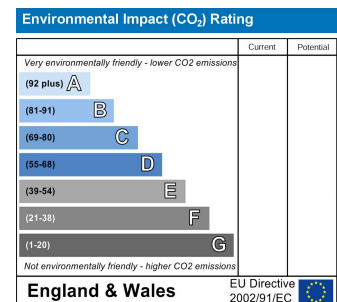
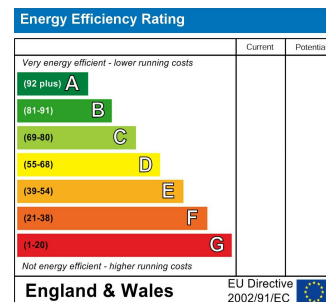


Total area: approx. 1523.0 sq. feet

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the A458 Welshpool Road. Shortly after entering the village of Ford, turn right onto an unadopted lane (Opposite the turning for Cruckton and Hanwood) and the property will be found immediately on the right hand side.

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: C

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:



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



www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones