HOLLAND BROADBRIDGE












The Property Ombudsman

Important Notice - please read carefully
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

HOLLAND BROADBRIDGE

15 West View, Ford, Shrewsbury, Shropshire, SY5 9LR

www.hbshrop.co.uk






Offers In The Region Of £110,000

Viewing: strictly by appointment through the agent

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HOLLAND BROADBRIDGE

15 West View, Ford, Shrewsbury, Shropshire, SY5 9LR

Offers In The Region Of

£110,000

A neatly presented and particularly spacious one double bedroom ground floor apartment, offering generously proportioned accommodation throughout and having the added benefit of being offered for sale with NO UPWARD CHAIN. Situated in the popular village of Ford, approximately 5 miles West of the historic county town of Shrewsbury, the property provides an appealing opportunity for a variety of purchasers, including first time buyers, those who are looking to downsize or investors seeking a conveniently located property within an established village setting. Ford is a pleasant and popular village surrounded by attractive Shropshire countryside, offering an appealing combination of semi-rural living and everyday convenience. The village benefits from a good selection of local amenities including: petrol station with convenience store, primary school, village hall, public house and takeaway outlets. There are also delightful countryside walks nearby, making the location particularly appealing to those who enjoy the outdoors. The nearby A458 provides convenient road links towards Welshpool and Mid Wales, whilst the A5 by-pass gives access to Telford, the M54 motorway network and beyond. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance vestibule, entrance hallway, lounge/diner, modern kitchen/breakfast room, double bedroom, wet room, pleasing neatly kept rear gardens, LPG gas fired central heating, UPVC double glazing, popular village location, NO UPWARD CHAIN and early viewing is recommended.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

Entrance vestibule
Having useful shelved walk-in store cupboard. Part glazed door then give access to:

Hallway
Having radiator and coving to ceiling. Door from hallway gives access to:

Lounge / diner
14'7 x 11'1
Having UPVC double glazed window to front, radiator and coal effect electric fire.

Folding door from entrance hallway gives access to:

Re-fitted kitchen / Breakfast room
15'11 x 5'11
Having modern eye level and base units with built-in cupboards and drawers, integrated Zanussi oven, space for further appliances, tiled floor, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, two UPVC double glazed windows to rear, wall mounted LPG gas fired central heating boiler, radiator and tiled splash surrounds.

Door from entrance hallway gives access to:

Bedroom
11'1 x 10'3
Having useful fitted store cupboard, UPVC double glazed window to front and radiator.

Door from entrance hallway gives access to:

Wet room
Having wall mounted electric shower with contemporary glazed shower screen tp sude, pedestal wash hand basin, low flush wc, tiled floor, part tiled to walls, UPVC double glazed window to rear, wall mounted extractor fan, pullcord electric heater and radiator.

Outside
To the rear of the property there is a neatly kept garden which comprises: Paved pathway, half moon paved patio, lawned gardens, an array of mature shrubs, plants, bushes and the rear gardens are enclosed to three sides.

AGENTS NOTE
The stone/parking area to the rear of the apartments garden, is not associated with the property.

Services
Mains water, electricity and drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

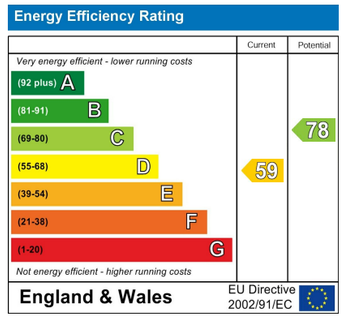
COUNCIL TAX BAND
Band A

Tenure
We are advised that the property is leasehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.
Length of lease remaining:120 Years
Annual service charge: N/A
Annual ground rent charge:£109.38 per annum
Ground rent review and price increase: N/A

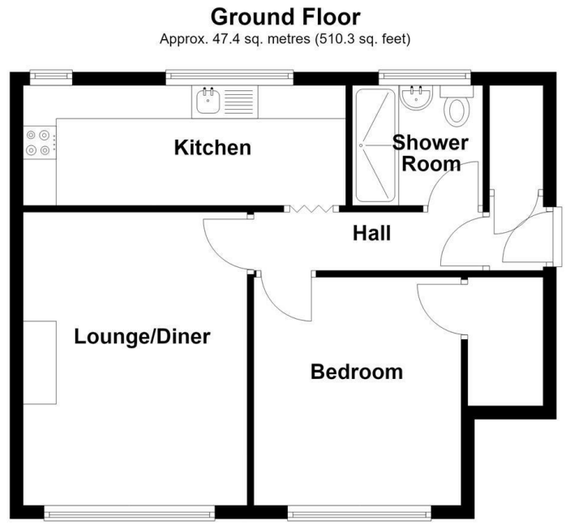
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



FLOORPLANS



Total area: approx. 47.4 sq. metres (510.3 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
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Plan produced using PlanUp.