

36 Quail Ridge, Ford, Shrewsbury, Shropshire, SY5 9LF

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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.
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Offers In The Region Of £275,000

Viewing: strictly by appointment through the agent

Situated within the sought-after residential cul-de-sac of Quail Ridge in the popular village of Ford, this very well-presented and extended three bedroom semi-detached property offers an ideal family home in a peaceful yet well-connected location. Enjoying a beautiful open aspect to the rear of over local countryside, the property is located in the village of Ford, a desirable rural setting lying to the west of Shrewsbury. The village offers a range of local amenities, including a primary school, village shop, garage and public house, with further facilities available in nearby Shrewsbury. The property benefits from excellent transport connections for both commuters and local travel. Convenient access to the A458, providing direct routes to Shrewsbury (approx 5 miles) and onward towards Welshpool and Mid Wales. Easy connections the Shrewsbury bypass, linking to the A5 and M54 motorway network, offering routes towards Telford, Wolverhampton and the West Midlands. Shrewsbury railway station (approx. 5 miles provides regular rail services to Birmingham, Manchester and beyond. This attractive three -bedroom semi-detached homes combines modern living with a semi-rural village lifestyle. Viewing is highly recommended.

The accommodation briefly comprises of the following: Storm canopy, entrance hall, lounge, kitchen/dining room, L shaped utility room, cloakroom, first floor landing, three bedrooms, bathroom, UPVC double glazing, LPG gas central heating, gravel forecourt, brick constructed with pitch tiled roof carport, enclosed rear garden enjoying a beautiful open aspect over the local countryside with far reaching views beyond.

The accommodation in greater detail comprises:

Storm canopy giving access to entrance door with decorative stained glass and leaded light centre panel leading into :

Entrance hall

Having radiator, staircase leading off.

Door from entrance hall gives access to:

Lounge

16'3 into bay x 12'6

Having UPVC double glazed walk-in bay window, TV aerial point, electric log effect fire with raised marble hearth inset wooden surround, radiator, useful built-in understairs storage cupboard.

Door from lounge gives access to:

Kitchen/dining room

15'6 x 9'9

Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with single sink drainer unit with mixer tap, built-in Whirlpool four ring gas hob with extractor above, Whirlpool electric oven and grill below, space for fridge, useful built-in pantry, UPVC double glazed window overlooking the rear garden and open countryside beyond, ceramic tiled floor, radiator, UPVC sealed unit double glazed door leading to rear garden with glazed side panel.

Door from kitchen/dining room gives access to:

L shaped utility

10'11 x 9'5

Having matching ceramic tiled floor, fitted worktop with stainless steel sink drainer unit, double base unit, space and plumbing for washing machine, radiator, UPVC double glazed window and door leading into rear garden enjoying a pleasant outlook over local countryside and beyond, door from utility gives access to carport.

From entrance hall door gives access to:

Downstairs cloakroom

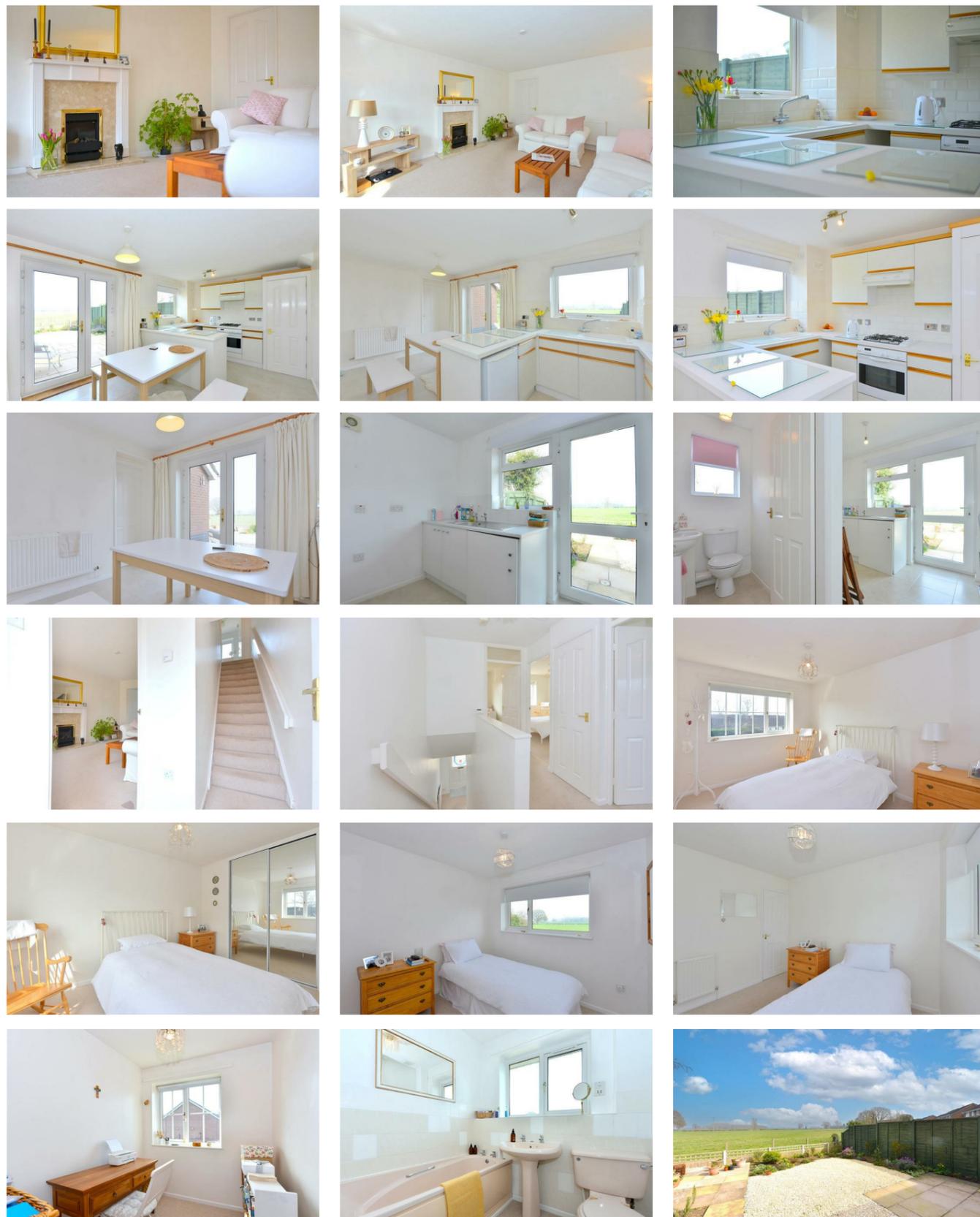
Having low flush WC, UPVC double glazed window, wash hand basin, ceramic tiled floor.

From entrance hall stairs rise to:

First floor landing

Having loft access, airing cupboard housing Worcester gas fired central heating boiler also providing domestic hot water.





From first floor landing doors give access to: Three bedrooms and bathroom.

Bedroom one

12'2 x 8'10

Having UPVC double glazed window to front, radiator, double built-in wardrobe with sliding mirror fronted doors.

Bedroom two

8'8 x 9'10

Having UPVC double glazed window to rear enjoying a lovely open aspect over local countryside and beyond, bolt-in wardrobe with hanging rail.

Bedroom three

9'3 x 6'5

Having UPVC double glazed window to front, radiator.

Bathroom

Having panel bath, pedestal wash hand basin, low flush WC, radiator, UPVC double glazed window, pull cord.

Outside

The property is approached via a gravel forecourt with access leading to

Brick built carport

17'11 x 9'6

The property benefits from a concrete hard standing and a carport with outside lighting, along with additional external lighting to the front of the property. A door from the carport provides direct access to the utility room. The carport is supported by double cavity pillars, adding to its strength and durability.

Enclosed rear garden

The property benefits from an extensive paved and gravelled sun terrace, complemented by well-stocked flower and shrub borders. A particular feature is the rear aspect, which enjoys open views over the surrounding countryside and beyond. Additional external features include an outside light, a cold water tap.

Services

Mains water, electricity, 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 C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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.

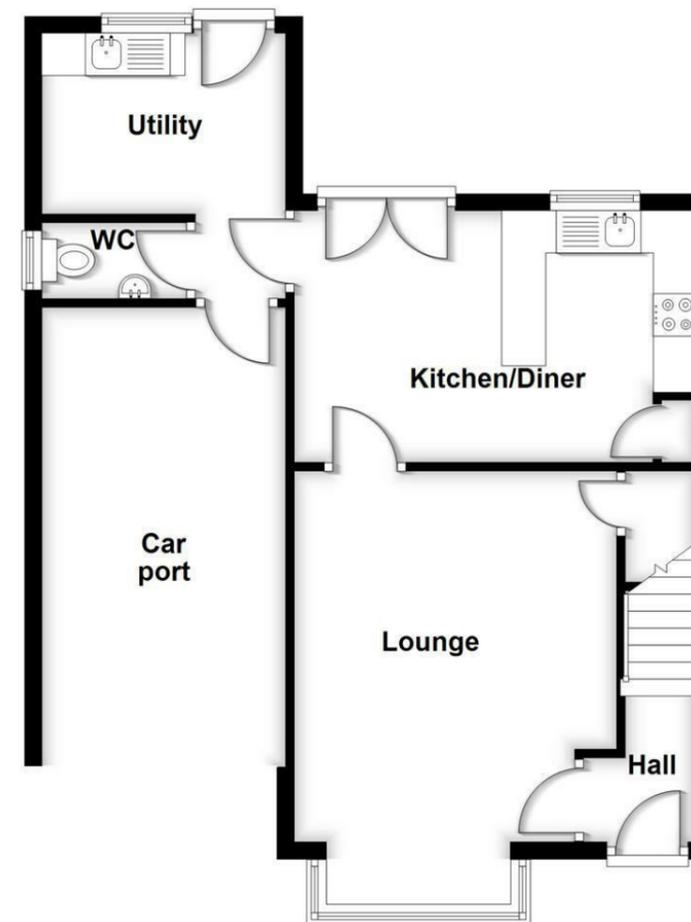
Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Ground Floor



First Floor

