



1 The Leasowes, Ford, Shrewsbury, Shropshire, SY5 9LS

£255,000

This substantial three-bedroom semi-detached house stands on a large plot within a popular village, just a few miles west of Shrewsbury. Accommodation provides: Hall, Living Room, Dining Room opening to Modern Kitchen, Spacious Lobby with downstairs WC, generous Utility Room. Upstairs are 3 Bedrooms and Shower Room, OCH, DG. Large Workshop (16'9 x 15'6) and further Workshop. We strongly recommend arranging to view quickly.



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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

Pitched roof entrance Storm Porch, double glazed entrance door.

Hall

Double radiator, staircase leading to First Floor Landing.

Living Room

Pine fire surround and tiled hearth, 2 double radiators, double glazed window overlooking extensive rear garden and double glazed window to the front.

Dining Room

Wood style vinyl flooring, double radiator, double glazed window to the front, archway through to the Kitchen.

Kitchen

Fitted with a range of contemporary units, wooden work top with inset sink unit, integrated oven, microwave and 4 ring hob, wood style vinyl flooring, double glazed window overlooking rear garden, door through to Living Room.

Spacious Rear Lobby

Double glazed window to the front, cupboard housing Worcester oil fired central heating boiler.

WC

Low level flush WC, double glazed window to the side.

Utility Room

Fitted with contemporary units with worksurface and tiled surround, double glazed side window.

First Floor Landing

Double glazed window overlooking rear garden, built in cupboard and access to roof space.

Bedroom 1

Radiator, built in double wardrobe with sliding mirrored doors, double glazed window to the front.

Bedroom 2

Radiator, double glazed window to the front, built in storage cupboard.

Bedroom 3

Radiator, double glazed window overlooking rear garden.

Shower Room

Fitted with 3 piece suite including corner tiled shower cubicle, wash basin and WC, heated towel rail, double glazed window to the rear.

Outside - Front

The property enjoys a large plot, approached over a driveway to the front providing ample parking. Good size front garden laid to lawn with central raised shrub bed, fencing to either side and hedging to the fore.

Rear Garden

Large rear garden approached onto a covered patio with further patio beyond. Laid to 4 lawn areas with selection of fruit trees and shrubs set around. The garden is enclosed by close boarded timber fencing.

Large Workshop

Double doors to the front and door to the side, windows, power and lighting.

Wooden Workshop/Store

Power supply.

Services

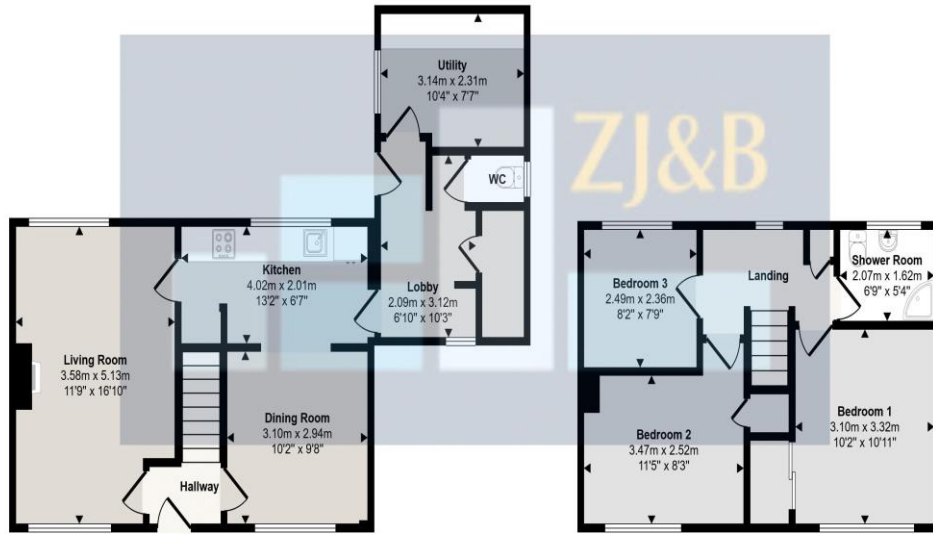
We understand that mains water, drainage and electricity are connected to the property. There is an oil central heating system at the property.

Council Tax Band B

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**

Approx Gross Internal Area
97 sq m / 1042 sq ft

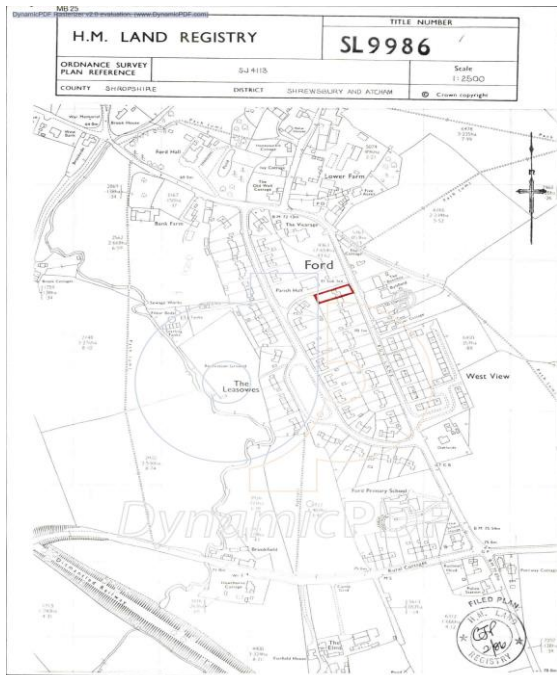


Ground Floor
Approx 58 sq m / 620 sq ft

First Floor
Approx 39 sq m / 421 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 Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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DynamicPDF: Batchelor's 3.0 evaluation (www.DynamicPDF.com)

Energy performance certificate (EPC)

1 The Leasowes Ford SHREWSBURY SY5 9LS	Energy rating D	Valid until: 2 February 2036 Certificate number: 6424-3058-4202-4586-4204
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Property type: Semi-detached house
Total floor area: 94 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) (<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 D. It has the potential to be C.

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	119 D	72 C
39-54	E		
21-38	F		
1-20	G		



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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