

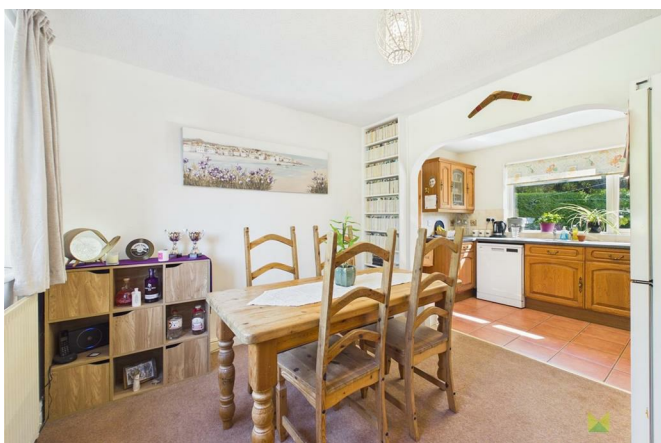
# 70 The Leasowes Ford Shrewsbury SY5 9LU



4 Bedroom House - Semi-Detached  
Offers In The Region Of £330,000

## The features

- PERFECT FOR GROWING FAMILY
- LOUNGE WITH FEATURE LOG BURNER
- PRINCIPAL BEDROOM WITH ENSUITE
- ENCLOSED GARDENS TO FRONT AND REAR
- VIEWING ESSENTIAL.
- VILLAGE LOCATION
- DINING ROOM KITCHEN AND FAMILY ROOM
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM
- PARKING FOR NUMEROUS VEHICLES
- EPC RATING D



**\*\*\* EXCELLENT 4 BEDROOM FAMILY HOME \*\*\***

This well presented and extended four bedroom semi detached home offers spacious and versatile accommodation, ideal for modern family living.

Occupying a pleasant position within the village of Ford, the property enjoys a semi rural setting whilst remaining conveniently accessible to Shrewsbury and its excellent range of amenities, schooling and transport links. Easy access to the A5 and beyond for commuters.

The accommodation briefly comprises entrance hall, lounge with log burner, dining room, kitchen, family room/office and cloakroom. To the first floor there are four well proportioned bedrooms including a principal bedroom with ensuite shower room together with a family bathroom.

The property has the benefit of gas central heating, double glazing, driveway with ample parking for several vehicles, front and rear gardens laid mainly to lawn.

Viewing is essential.

## Property details

### LOCATION

Occupying a pleasant position within the village of Ford, the property enjoys a semi rural setting whilst remaining conveniently accessible to Shrewsbury and its excellent range of amenities, schooling and transport links. Easy access to the A5 and beyond for commuters.

### ENTRANCE HALL

A wooden and glazed entrance door opening to Entrance Hall with radiator

### LOUNGE

A lovely room with window overlooking the front, feature log burner, media, radiator and patio doors to the rear garden.

### DINING ROOM

With window to the front, radiator. Opening to

### KITCHEN

Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances, tiled walls and eye level wall units, window overlooking the rear and door to the side.

### REAR ENTRANCE

With space for a washing machine

### FAMILY ROOM

A versatile room with windows to the front and side, radiator

### CLOAKROOM

With WC and wash hand basin, radiator, window to the side.

### FIRST FLOOR LANDING

### PRINCIPAL BEDROOM

A generous double room with windows to the front and side, radiator.

### ENSUITE SHOWER ROOM

A well appointed room, attractively re-fitted with walk in shower with full height glazed screen, direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds and flooring, radiator.

### BEDROOM 2

Another double room having window overlooking the front, fitted wardrobe and shelving, radiator.

### BEDROOM 3

Another double room having window overlooking the front, radiator.

### BEDROOM 4

With window to the rear, radiator.

### BATHROOM

With suite comprising panelled bath, wash hand basin and WC. Complementary tiled surrounds, window to rear and radiator.

### OUTSIDE

Approached over a driveway with parking for several vehicles. The wrap around gardens are laid mainly to lawn, with patio areas situated to the front and rear of the property. To the rear is a useful wood store and further lawned areas.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

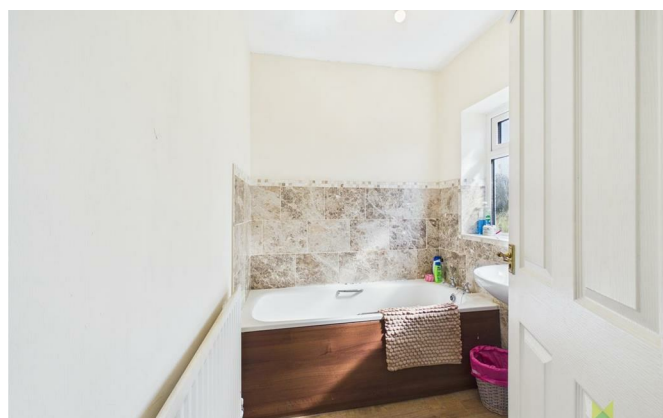
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

## 70 The Leasowes, Ford, Shrewsbury, SY5 9LU.

4 Bedroom House - Semi-Detached  
Offers In The Region Of £330,000





Approximate total area<sup>m</sup>  
 1195 ft<sup>2</sup>  
 111.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## Get in touch

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## Shrewsbury office

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 Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
 and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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