



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



**58 The Leasowes, Ford,
Shrewsbury, Shropshire, SY5 9LU**

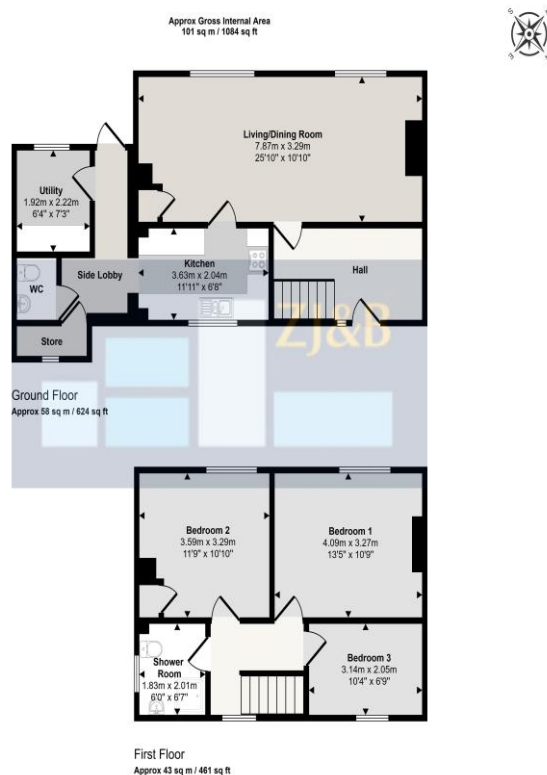
Offers Over £220,000

**A beautifully modernised 3-bedroom family home with a generous garden
and excellent village amenities**



A superbly presented and comprehensively modernised three-bedroom semi-detached house, occupying an enviable position within the popular village of Ford, just a few miles west of Shrewsbury. Having undergone a significant programme of improvement, the property is now presented in excellent decorative order throughout and benefits from a brand-new fitted kitchen and utility area, refitted shower room and downstairs WC, newly installed double-glazed windows and doors, new floor coverings and fresh décor throughout. Offering well-proportioned accommodation and considerable outside space, this appealing property represents an excellent opportunity for those seeking a ready-to-move-into family home, as well as investors considering a buy-to-let acquisition. The property is particularly worthy of consideration by cash purchasers. The accommodation provides an entrance hall, an exceptionally spacious living/dining room to the rear, and enjoys attractive views across the rear garden, with an open aspect beyond. The newly refitted kitchen provides a smart and contemporary workspace, there is a side lobby giving access to the utility room, storeroom and downstairs WC, On the first floor are three well-proportioned bedrooms, together with a stylishly refitted shower room. The property further benefits from new double-glazed windows and doors and oil-fired central heating. To the front of the property is a substantial driveway provides excellent off-road parking. The rear garden is a particular feature of the property, being generously proportioned and southwest facing, creating an excellent outdoor space for entertaining, gardening and family enjoyment. The garden adjoins the corner of the village recreation ground, giving a pleasing open feel and a greater sense of space beyond the immediate boundaries. Ford is a highly regarded and well-served village situated approximately a few miles west of Shrewsbury, with great road links and offering an excellent range of everyday amenities and community facilities including a primary school, a bus for Mary Webb High School traditional village pub, restaurant, takeaways, fuel station and mini-market, village hall and church and recreation ground.

Agents' Note - It is our understanding that the property is of non-traditional construction, understood to be a "Wates" house classification. Prospective purchasers are therefore strongly advised to make their own enquiries with their proposed mortgage lender and/or financial adviser regarding the property's suitability for mortgage purposes prior to proceeding with a purchase.



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 Spraggy 360.

FLOOR PLANS FOR GUIDANCE ONLY



Energy performance certificate (EPC)

58 The Leasowes Ford SHREWSBURY SY5 9LU	Energy rating E	Valid until: 26 July 2035
		Certificate number: 0360-2713-6530-2125-5305

Property type Semi-detached house

Total floor area 87 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 E. It has the potential to be E.

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

Council Tax Band A

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.

NB: The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

FREE MORTGAGE ADVICE

Whether you are a first-time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you could benefit from some **free** no obligation mortgage advice.

Contact **Stephen Bath** of Bee Mortgages, who is based at our office

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