



## **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.



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

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**

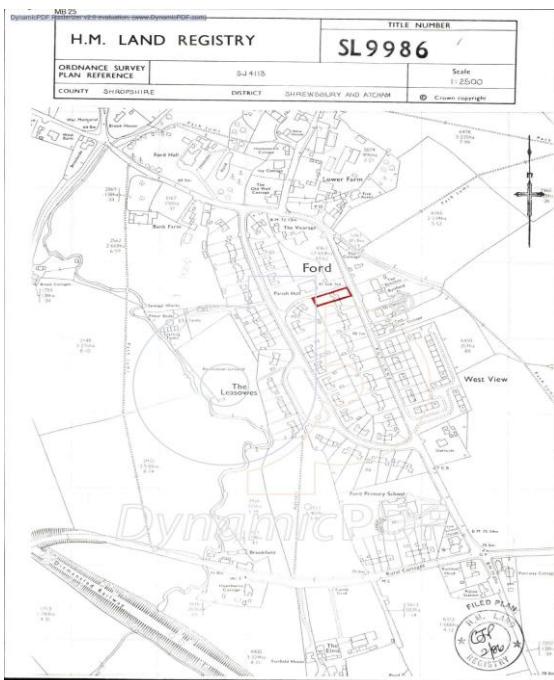
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

Approx Gross Internal Area  
97 sq m / 1042 sq ft



## FLOOR PLANS FOR GUIDANCE ONLY





#### **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 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**