HOLLAND
BROADBRIDGE

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HOLLAND
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70 The Leasowes, Ford, Shrewsbury, Shropshire, SY5 9LU

www.hbshrop.co.uk

Offers Over £289,950

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

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70 The Leasowes, Ford, Shrewsbury, Shropshire, SY5 9LU

Occupying a generous corner plot within the sought after village of Ford, this is a spacious, well proportioned and extended four bedroom semi detached family home, which offers versatile accommodation throughout. This well proportioned home offers potential buyers practicality and substantial outside space, making it ideal for modern family living. The village of Ford is a popular semi rural village surrounded by attractive countryside and is serviced by good local amenities some of which include: petrol station with convenience store, school, public house/restaurant and is conveniently situated for easy access to the medieval town centre of Shrewsbury and local bypass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance hallway, lounge with feature wood burning stove, dining room, kitchen, laundry room, cloakroom, playroom, first floor landing, master bedroom with en-suite shower room, three further good size bedrooms, refitted family bathroom, front, side and rear enclosed gardens, generous driveway plus additional stone parking forecourt, oil fired central heating, UPVC double glazing, popular village location. Viewing is recommended.

The accommodation in greater detail comprises:

Part sealed double glazed entrance door gives access to:

Entrance hallway
Having radiator, wall mounted thermostat control unit.

Part glazed door from entrance hallway gives access to:

Lounge
17'3 x 11'11
Having UPVC doubel glazed window to front, UPVC double glazed French doors giving access to rear gardens, radiator, feature wood burning stove with attractive marble style surround, part glazed door from entrance hallway gives access to:

Dining room
10'1 x 9'11
Having UPVC double glazed window to front, radiator.

Arch from dining room gives access to:

Kitchen
13'5 max x 6'9 max
Having eye level and base units with built-in cupboards and drawers, space for appliances, fitted worktops with inset stainless steel sink, tiled splash surrounds, glass display cabinet, tiled floor, UPVC double glazed window to rear, wall mounted extractor fan

Part glazed door from kitchen gives access to:

Laundry room
7'8 x 5'10
Having eye level and base units, space for washing machine, fitted worktops, UPVC double glazed window to rear, composite double glazed door giving access to rear gardens, tiled floor, radiator.

Door from laundry room gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin, tiled floor, wall mounted extractor fan.

Doorway from laundry room gives access to:

Playroom
18'10 x 9'3 max reducing down to 8'0 min
Having UPVC double glazed windows side and front of property, wood effect flooring, fitted store cupboard and radiator.

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From entrance hallway stairs rise to:

First floor landing
Having UPVC double glazed window to rear, airing cupboard with hot water tank cylinder unit, shelved storage cupboard.

Doors from first floor landing then give access to: Four bedrooms and refitted bathroom.

Bedroom one
11'6 x 10'4 max into wardrobe recess reducing down
Having fitted wardrobes with display shelving and storage cupboard below, two UPVC double glazed windows, radiator.

Door from bedroom one gives access to:

Modern en-suite shower room
Having tiled shower cubicle, pedestal wash hand basin, low flush WC, radiator, vinyl tiled effect floor covering, UPVC double glazed window to rear, radiator.

Bedroom two
11'11 x 8'9
Having UPVC doubel glazed window, radiator, over stairs storage cupboard.

Bedroom three
10'1 excluding wardrobe recess x 7'9
Having UPVC double glazed window, built-in wardrobe with storage cupboard above and display shelving to side, radiator.

Bedroom four
8'8 x 8'1
Having UPVC double glazed window, radiator, fitted wardrobe with storage cupboard above.

Refitted bathroom
Having a three piece suite comprising: Timber style panel bath, low flush WC, pedestal wash hand basin, part tiled to walls, wall mounted extractor fan, UPVC double glazed window, radiator, wood effect vinyl floor covering.

Outside
The property occupies a large corner plot with the front garden comprising: lawn gardens with attractive inset flowers, shrubs and is surrounded by mature hedging. Beyond this there is a low rise brick wall with low maintenance slated stone area with raised timber decking. Paved pathway then gives access to front door. To the side of the property there is a further lawn garden with concrete driveway providing ample off street parking for a number of vehicles with low maintenance stone parking forecourt to side. Gated access then leads to the property's:

Rear gardens
Which comprises: lawn garden, timber garden shed, brick built log store, raised decked area, floor mounted oil fired central heating boiler, hard standing sun terrace, open fronted canopy housing oil tank, outside lighting point. The rear gardens are enclosed by fencing and mature hedging.

Services
Mains water, oil fired central heating, 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).

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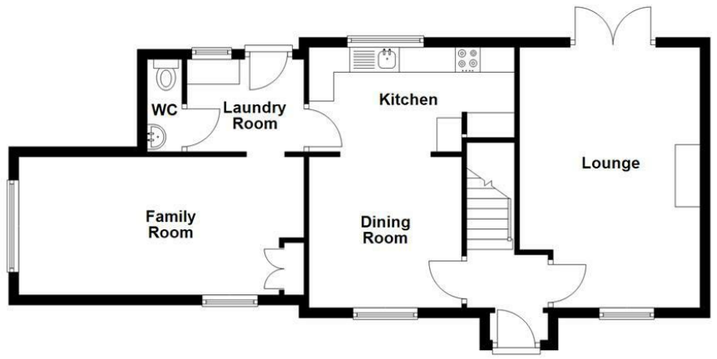
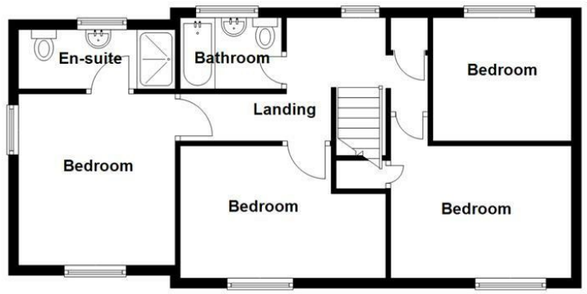
Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using 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
Approx. 64.7 sq. metres (696.7 sq. feet)



First Floor
Approx. 56.8 sq. metres (611.0 sq. feet)



Total area: approx. 121.5 sq. metres (1307.7 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
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Plan produced using PlanUp.