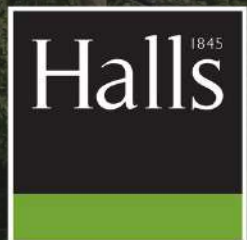




# WOODSIDE

FORD HEATH | SHREWSBURY | SY5 9GE





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Shrewsbury 6.2 miles | Telford 20.2 miles  
(all mileages are approximate)

A GREATLY ENHANCED DETACHED DORMER BUNGALOW, OFFERING A  
WONDERFUL AND VERSATILE LIVING ENVIRONMENT, SET WITH  
BEAUTIFUL WRAPAROUND GARDENS IN THIS PRETTY LOCATION.

Beautiful rural position  
Improved throughout to an excellent standard  
Versatile and flexible living space  
Lovely established gardens  
Open views over farmland to the rear



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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury, proceed west along the B4386 heading for Westbury. From the A5 roundabout travel for about 3 miles to Nox, when arriving in Nox, take the right turn to Ford and Montford Bridge. Proceed to the next junction, turning left and continue along this country lane and the property will be seen on the right hand side.

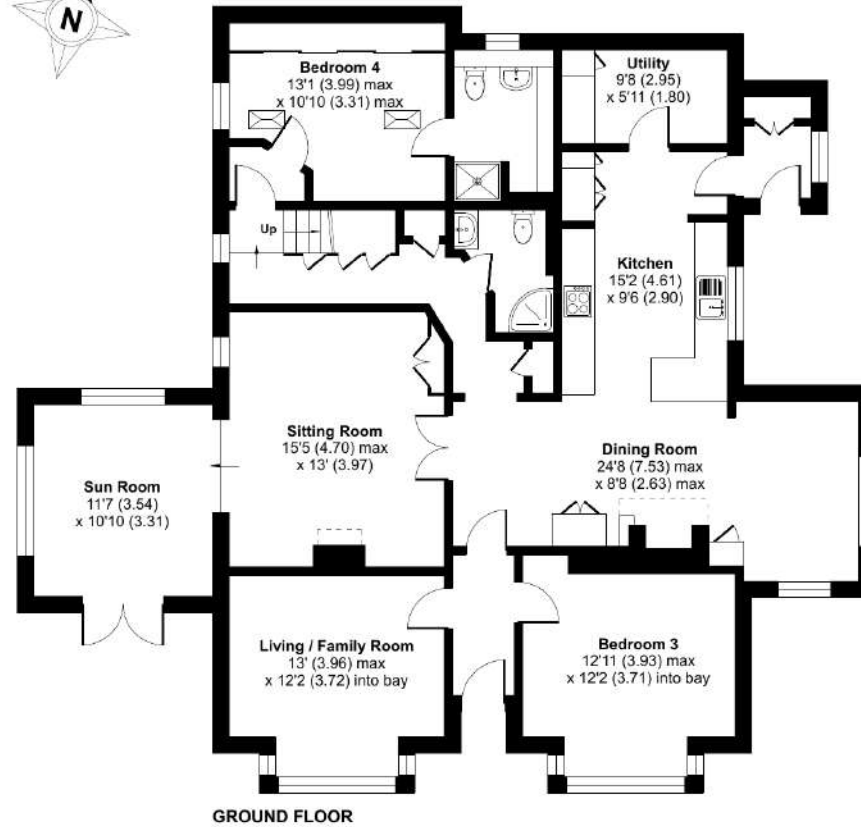
## SITUATION

Woodside is set off a country lane with lovely views across open farmland. From the property there are a number of country walks, whilst the neighbouring village of Ford offers a primary school, service station and store. Shrewsbury town centre is very easily accessible and offers an excellent range of shopping facilities, schools, leisure and social amenities, together with a rail service. Commuters will find that the property is particularly well placed for access to the A5, linking via dual carriageway to the M54 motorway and Telford or alternatively, north to Oswestry and Wrexham.

## PROPERTY

Enjoying a delightful semi-rural setting with far-reaching views across the Shropshire countryside, Woodside is a beautifully presented and substantially improved detached dormer bungalow extending to over 1,900 sq ft. Offering spacious and highly versatile accommodation, the property occupies a generous landscaped plot is offered to the market with no onward chain.

The current owners have undertaken an extensive programme of improvements, creating a home that offers excellent modern comfort. Recent works include the installation of new windows and external doors, a replacement oil-fired central heating boiler, complete internal and external redecoration, a stylish new kitchen fitted with high-gloss cabinetry and a comprehensive range of integrated AEG appliances, replacement floor coverings throughout much of the property, and extensive landscaping of the gardens.



Approximate Area = 1937 sq ft / 179.9 sq m  
Limited Use Area(s) = 109 sq ft / 10.1 sq m  
Total = 2046 sq ft / 190 sq m  
For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2026. Produced for Halls. REF: 1484886



The accommodation has been thoughtfully designed to suit a variety of lifestyles. A welcoming reception hall leads through to a choice of generous reception rooms, including a living/family room with bay window, and a spacious sitting room with adjoining sun room overlooking the beautifully maintained gardens. At the heart of the home is the impressive open-plan kitchen, dining and living area, creating an ideal space for both everyday family life and entertaining. The contemporary kitchen is

complemented by a practical utility room, providing additional storage.

The flexible bedroom accommodation includes a spacious ground floor principal suite with fitted wardrobes and an en-suite shower room, together with a further ground floor bedroom and an additional shower room. To the first floor are two further generous double bedrooms, both enjoying outstanding open views across the surrounding



farmland, and served by a bathroom.

### OUTSIDE

Approached through gated entrance, the property offers ample driveway parking and enjoys beautifully landscaped gardens that wrap around the home. Expansive lawns are complemented by well-stocked borders, spaces ideal for outdoor dining, a timber summer house and garden shed. Backing directly onto open countryside, the gardens provide an exceptional degree of privacy together with uninterrupted rural views, creating a peaceful setting in which to relax and enjoy the surrounding landscape.

Woodside occupies an enviable position within the sought-after hamlet of Ford Heath, approximately seven miles from the county town of Shrewsbury. Villages including Ford and Pontesbury provide an excellent range of everyday amenities, schooling, public houses and community facilities, while the surrounding countryside offers superb opportunities for walking and outdoor pursuits.

## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system. Oil fired central heating.

### LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band - E



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



