



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

8 Manor Crest, Ford, Nr Shrewsbury SY5 9NZ

£325,000 Region

To view this property please call us on **01743 236 800** Ref: C7391/GM/MU

An attractive and neatly kept, modern, 4 bedroomed semi detached house.

This attractive, much improved and neatly kept, modern, 4 bedroomed semi detached house provides well planned and well proportioned accommodation throughout and briefly comprises : entrance hall, lounge with wood burning stove, open plan kitchen/dining room, conservatory, family room, utility room, cloakroom/wc, master bedroom with dressing area and en suite shower room, 3 further bedrooms and principal bathroom. Parking for 2 to 3 cars. Attractive front and rear gardens. The property also benefits from UPVC double glazing and electric heating.

This property is pleasantly situated within this sought after village location on the outskirts of Shrewsbury where there is a good range of local amenities including a primary school, garage/shop, a bus service to the nearby town centre, public house/restaurant, 2 takeaways and is also well placed for access to Welshpool or Shrewsbury and the M54.



INSIDE THE PROPERTY

ENTRANCE HALL

With wood effect flooring.

LOUNGE

12'0" x 13'1" (3.65m x 3.98m)

Feature fireplace with log burner

Wood effect flooring

Window to the front.

KITCHEN/DINING ROOM

10'6" x 16'4" (3.19m x 4.97m)

Fully fitted modern kitchen with a range of gloss white wall and base units with a range of cupboards and drawers with integrated oven, microwave, fridge freezer and 4 ring induction hob with extractor hood over

Wood effect tiled floor

Underfloor heating, ceiling spotlights and window overlooking the rear garden.

Understairs storage cupboard.

Opening to :

CONSERVATORY

With tiled floor

Polycarbonate roof, double glazed windows overlooking the gardens.

French doors.

FAMILY ROOM

12'0" x 10'2" (3.65m x 3.09m)

Wood effect flooring

Side access door

Window to the front

Ceiling spotlights.

UTILITY ROOM

10'6" x 6'7" (3.19m x 2.00m)

Fitted worktop with Belfast style sink

Space for white goods,

Tiled floor

Window to the rear and side access door.

CLOAKROOM/WC

Fitted with a white suite comprising low flush wc

Wall mounted wash hand basin with tiled splash

Tiled floor.

A STAIRCASE rises from the entrance hall to the FIRST FLOOR LANDING with access to loft. Airing cupboard.

MASTER BEDROOM

20'8" x 10'6" (6.29m x 3.21m)

With large built in double wardrobe

Window to the front

Double glazed French doors with Juliet style balcony looking over the rear gardens.

EN SUITE

Fitted with a white suite comprising tiled shower cubicle

Wall mounted wash hand basin

Low flush wc

Tiled floor and walls

Wall mounted heated towel rail.

BEDROOM 2

11'4" x 8'8" (3.46m x 2.64m)

Built in wardrobes

Window to the front.

BEDROOM 3

9'5" x 8'8" (2.87m x 2.64m)

Window to the rear overlooking the gardens

Built in wardrobe.

BEDROOM 4

8'1" x 7'7" (2.46m x 2.30m)

Fitted store cupboard

Window to the front.

BATHROOM

Fitted with a modern white suite comprising panelled bath with shower screen and shower unit over

Wash hand basin

WC set to a vanity unit

Tiled floor and walls

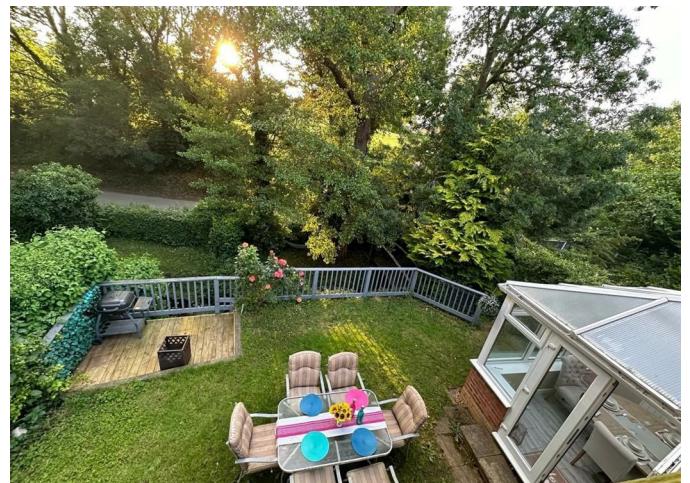
Wall mounted heated towel rail.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a spacious gravelled driveway providing parking for 2 to 3 cars with pedestrian access to the formal reception area.

Neatly kept front garden laid to lawn bordered by mature shrubs. Gates access leads over a paved patio area with access around to the rear where there is a lawned GARDEN with decked seating area and stone steps which lead to a timber footbridge which leads over the local brook to a further lawned garden and mature trees. The whole is fully enclosed.

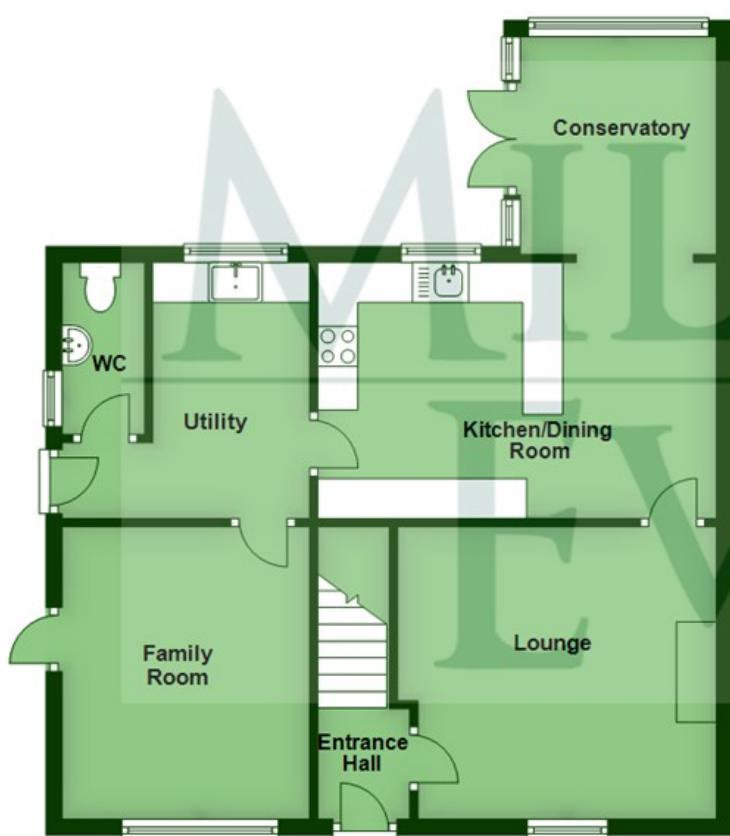




FLOOR PLANS ...

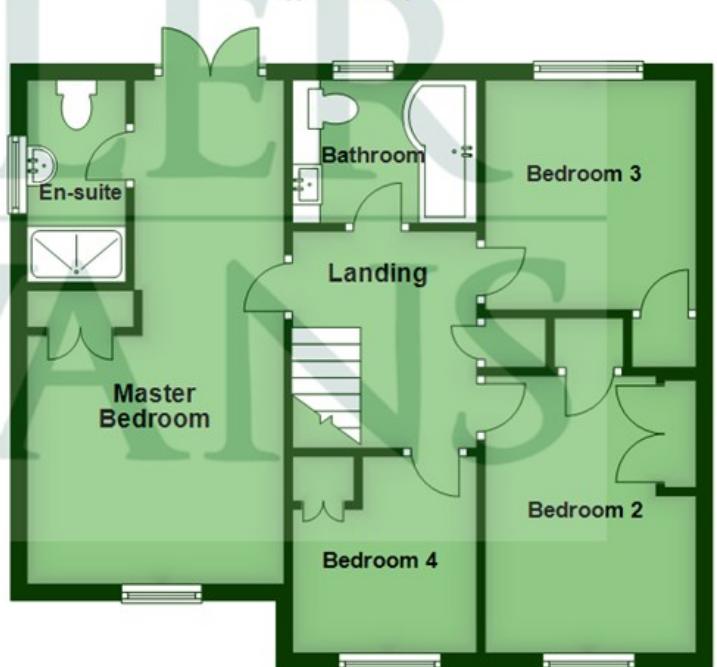
Ground Floor

Approx. 683.9 sq. feet



First Floor

Approx. 611.6 sq. feet



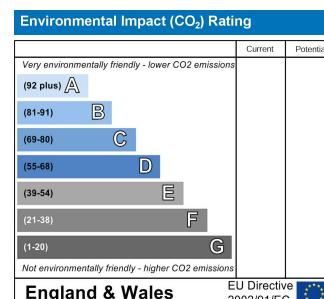
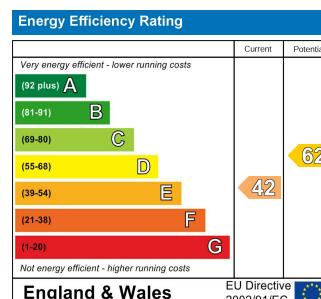
Total area: approx. 1295.5 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A458 Welshpool Road into the village of Ford. At the crossroads bear right into But Lane, continue past the primary school, following the road around before taking the second left onto Manor Crest where the property is found after a short distance on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity and drainage are connected.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

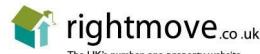
IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



The UK's number one property website

Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones