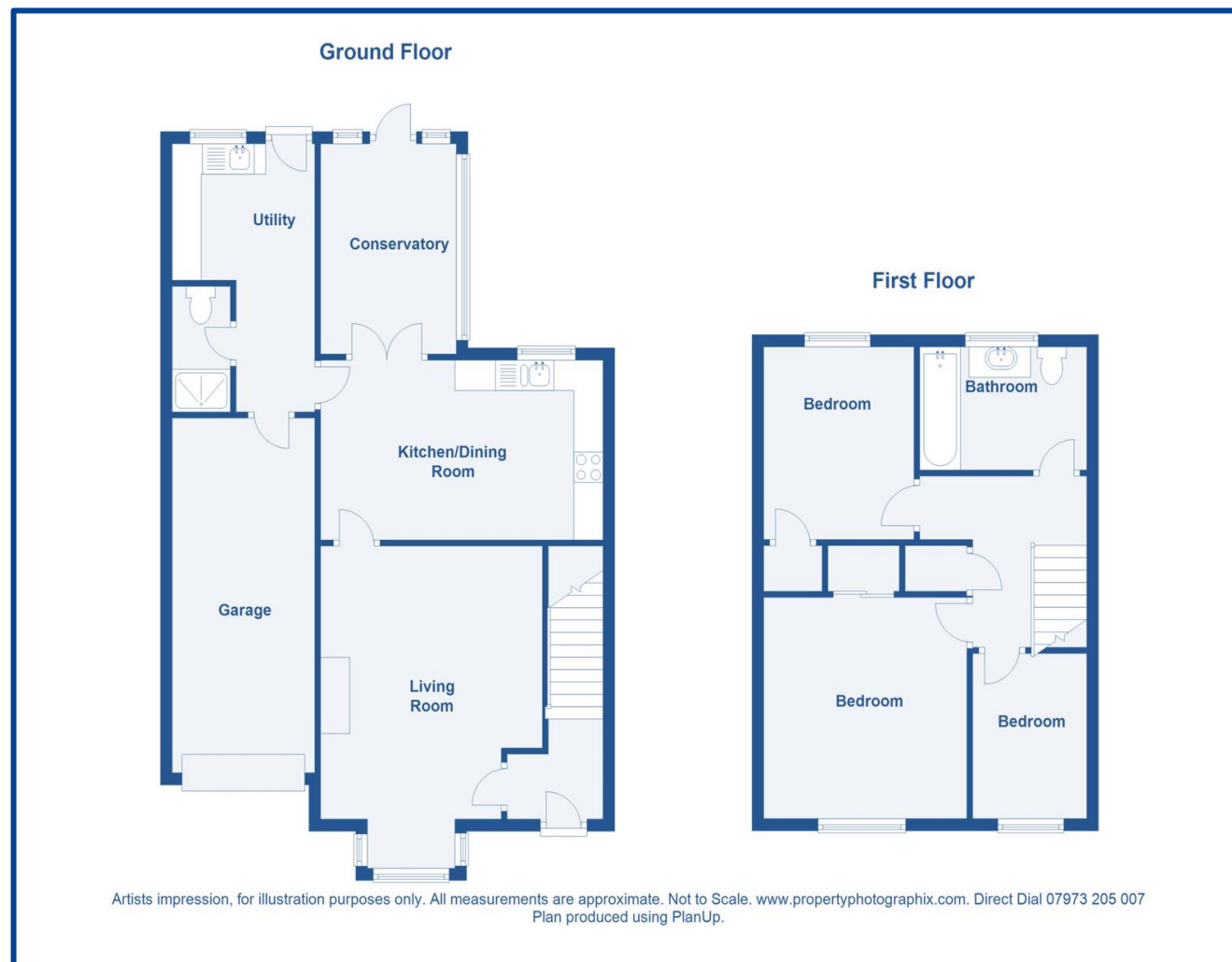


FLOOR PLAN- FOR IDENTIFICATION ONLY (NOT TO SCALE)



Directions: From Shrewsbury; head West on the A458 Welshpool road for about 5 miles to the village of Ford. In the centre of the village turn right at the cross roads into Butt Lane, continue past the school and take the next turning right into West View. Then turn immediately right into Quail Ridge and number 10 will eventually be seen on the right hand side of the road indicated by a For Sale board

Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

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The Estates Office
20 Salop Road
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Email: oswestry@rogerparry.net



Roger Parry & Partners



10 Quail Ridge, Ford, Shrewsbury, Shropshire, SY5 9LF

INSPECTION HIGHLY RECOMMENDED

Offers in the region of £205,000

An attractive modern well-appointed and deceptively spacious extended three bedroom semi-detached house, having the benefit of LP gas central heating, uPVC double glazing, conservatory, garage and gardens adjoining fields to the rear.

The property occupies a very pleasant and conveniently position on this popular residential development, having a range of local amenities and being only about 5 miles West of the county town of Shrewsbury and also offering rapid access to the Shrewsbury bypass.

The accommodation briefly comprises; entrance hall, living room, kitchen/dining room, inner hallway off which there is a utility room and a ground floor shower room with WC. On the first floor are landing, three bedrooms and family bathroom with WC.

Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG

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Important notice to all prospective purchasers - Property Misrepresentations Act 1991
Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts.
All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

ACCOMMODATION COMPRISING:
(All measurements are approximate)

Covered entrance with outside coach style lighting point, with uPVC double glazed front door providing access into:

ENTRANCE HALL

With wood effect laminate floor covering, radiator, digital central heating programmer and telephone socket.

Door leading through to:

LIVING ROOM 16'2 x 12'4 (4.93m x 3.76m)

With uPVC double glazed bay window, dado rail, double radiator, feature Adams style wooden fire surround with marble inset, raised hearth and coal effect living flame gas fire and TV aerial connection.



Door to large under stairs storage cupboard and further door then gives access to:

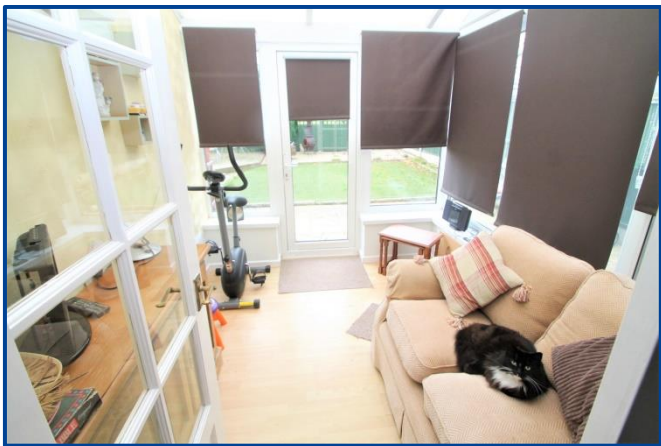
KITCHEN/DINING ROOM 15'6 x 9'9 (4.72m x 2.97m)

With ceramic tiled floor, double radiator, TV aerial connection, ranges of laminate work surfaces with inset white vitreous enamel single drainer bowl and a quarter sink unit with chromium style mixer taps, wood effect under cupboards and drawers incorporating space for refrigerator, space for electric cooker, range of matching eye level wall cupboards extensive tile splash areas, uPVC double glazed window with fitted roller blind overlooking the rear garden, shelf and spotlighting rack.



UPVC CONSERVATORY 9'1 x 8'0 (2.77m x 2.44m)

With wood effect laminate flooring, uPVC double glazed windows, poly carbonate roof, uPVC French casement door to rear garden, fitted roller blinds and glazed double opening doors leading back into the dining area.



Inner rear hallway with double radiator and hatch to rood space, which opens into:

UTILITY ROOM 7'9 x 7'1 (2.36m x 2.16)

With ceramic tiled floor, ranges of laminate work surfaces with under cupboards and inset steel circular bowl and drainer, chromium style mixer taps, matching double wall cupboard, space for refrigerator and freezer, space and plumbing for automatic washing machine and tumble dryer, uPVC double glazed window and matching door to the rear and wall mounted Worcester fully automatic gas fired combination central heating boiler, which heats the domestic hot water and supplies the radiators.



GROUND FLOOR SHOWER ROOM

With ceramic tiled floor, three piece white suite comprising; walk in fully tiled shower cubicle with pivot door and Triton T80si electric shower unit. Low level WC, wall mounted hand basin, extractor and white ladder style towel radiator.

From the inner hallway a service door provides access into:

ATTACHED SINGLE GARAGE 17'0 x 8'3 (5.18m x 2.51m)

With concrete floor, up and over door, hatch to rood void and power and lighting points.

From the entrance hall, a staircase with handrail ascends to the first floor landing with door enclosing linen/store cupboard with slatted shelving, radiator and hatch. Hatch provides access to insulated roof space.

BEDROOM ONE (FRONT) 12'1 x 8'10 (3.68m x 2.69m)

With built in double wardrobe with sliding mirrored doors, radiator, uPVC double glazed window and TV aerial connection.



BEDROOM TWO (REAR) 9'10 x 8'7 plus wardrobe recess (3.00m x 2.62m)

With radiator, TV aerial connection and uPVC double glazed window overlooking the rear garden and fields beyond.



BEDROOM THREE (FRONT) 9'0 x 6'5 including stair bulkhead (2.74m x 1.96m)

With uPVC double glazed window and radiator.

FAMILY BATHROOM

With excellent three piece suite comprising; double ended panelled bath with central chromium mixer taps, fully tiled surround and fitted Triton Forte electric shower unit, pedestal hand basin with mixer taps, low level WC, further tiled splash area and wide tiled sill, opaque uPVC double glazed window, radiator and extractor.



OUTSIDE FRONT

To the front of the property is a lawned area with paved pathway to the front door and there is a tarmacadam driveway providing parking and leading to the attached garaging. There is side pedestrian access via wicket gate leading around to:

GOOD SIZED REAR GARDEN

With large paved patio, outside lighting point and very large timber span roof garden store shed/workshop, lawned area in astroturf and to the rear of the garden is another patio/sun terrace and raised decking area. This is all bounded and screened by a variety of timber fencing.



EPC Rating: C

For a full copy of the Energy Performance Certificate please contact agent.