



SAMUEL WOOD

The Willows, Forton Bank, Montford Bridge, Shrewsbury, Shropshire, SY4 1ER

Offers Over £300,000



The Willows, Forton Bank

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- Landscaped Gardens extend to approx 20m
- Popular Village Location
- 4 Bedrooms
- Large Family Bathroom
- Stylish Kitchen
- Oil Fired Central Heating
- Garage and Parking
- Good Communication Links
- EPC Rating E

This well presented semi detached house is situated in a fabulous elevated position in this popular location of Montford Bridge, just a few miles from Shrewsbury and minutes from the A5 making it ideal for commuters. The much loved and well maintained property has an excellent layout with generous proportions throughout making ideal for growing families with two reception rooms, four good sized bedrooms and large family bathroom. Outside there is parking for two/three cars to the front and to the rear a charming good sized garden with a pleasant aspect. Viewing is highly recommended.



Entrance Porch

Glazed solid oak door with glazed side window, tiled floor and timber entrance door leading to:

Spacious Reception Hall 8'2" x 13'5" (2.5 x 4.1)

Oak flooring and feature banister, double glazed window to side elevation, cloaks cupboard and cupboard housing the central heating boiler, radiator and stairs leading to the first floor.

Guest Cloakroom WC

With white suite comprising: WC, hand basin with tiled splashback, vinyl flooring and window to side elevation.

Lounge 11'10" x 15'11" (3.6 x 4.85)

With window to the front aspect, wood flooring, feature open fireplace with brick hearth, timber mantle, radiator and open to the dining room.

Dining Room 11'10" x 8'10" (3.6 x 2.7)

With French doors giving access to rear garden, wood flooring, radiator and door through to kitchen.



Kitchen 15'7" x 8'2" (4.75 x 2.5)

With comprehensive range of cream coloured wall, base and display units having contrasting solid oak worktops, inset 1/2 bowl stainless steel sink unit and tiled splashbacks, integrated appliances include: ceramic hob with extractor above 'Neff' double oven and dishwasher, integrated fridge freezer and washing machine, tiled floor, inset ceiling spot lights, telephone point, window to rear aspect and door giving access to rear garden.

First Floor Landing

Window to side elevation and service doors to bedrooms and bathroom.

Bedroom 1 12'10" x 9'10" (3.9 x 3)

Window to the front aspect with rural view, built-in wardrobes to one wall with feature mirror door, radiator.

Bedroom 2 11'10" x 12'6" (3.6 x 3.8)

Window to the rear aspect overlooking garden, recessed area with bespoke fitted storage unit built into the alcove, radiator.

Bedroom 3 8'10" x 8'2" (2.7 x 2.5)

Window to front aspect, radiator and built-in storage cupboard with shelving.

Large Family Bathroom 8'10" x 8'2" (2.7 x 2.5)

Modern white suite comprising: panel bath with taps and shower attachment, fully tiled shower enclosure, wash hand basin, W.C., tiled splash areas, wood effect flooring, radiator, extractor unit, two windows to side elevation, heated towel rail.

From the first floor landing, take stairs to second floor attic bedroom.

Attic Bedroom 15'7" x 13'1" max (4.75 x 4 max)

A U-shaped bedroom with sloping ceiling and three velux style roof windows, shelved storage cupboard and additional eaves storage area, radiator.

Outside

To the front of the property there is a good sized driveway and a pleasant front garden with gravelled section, paved area and a selection of mature shrubs and herbaceous plants. Side access to rear garden.

Garage

With up and over door and service door to rear garden.

Rear Garden

Generous sized rear garden extending to approx 20m, having a spacious feature paved patio for outside entertaining and seating, lawned garden and sun terrace. Timber boundary fence encloses mature borders with shrubs and planting.





Services

We understand that the property has oil heating, mains electricity, mains water and private drainage (septic tank).

Local Authority

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

Council Tax Band: D

Mortgage Services

We offer a no obligation mortgage service through our in house Financial Advisor. Please ask a member of our team for further details.

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

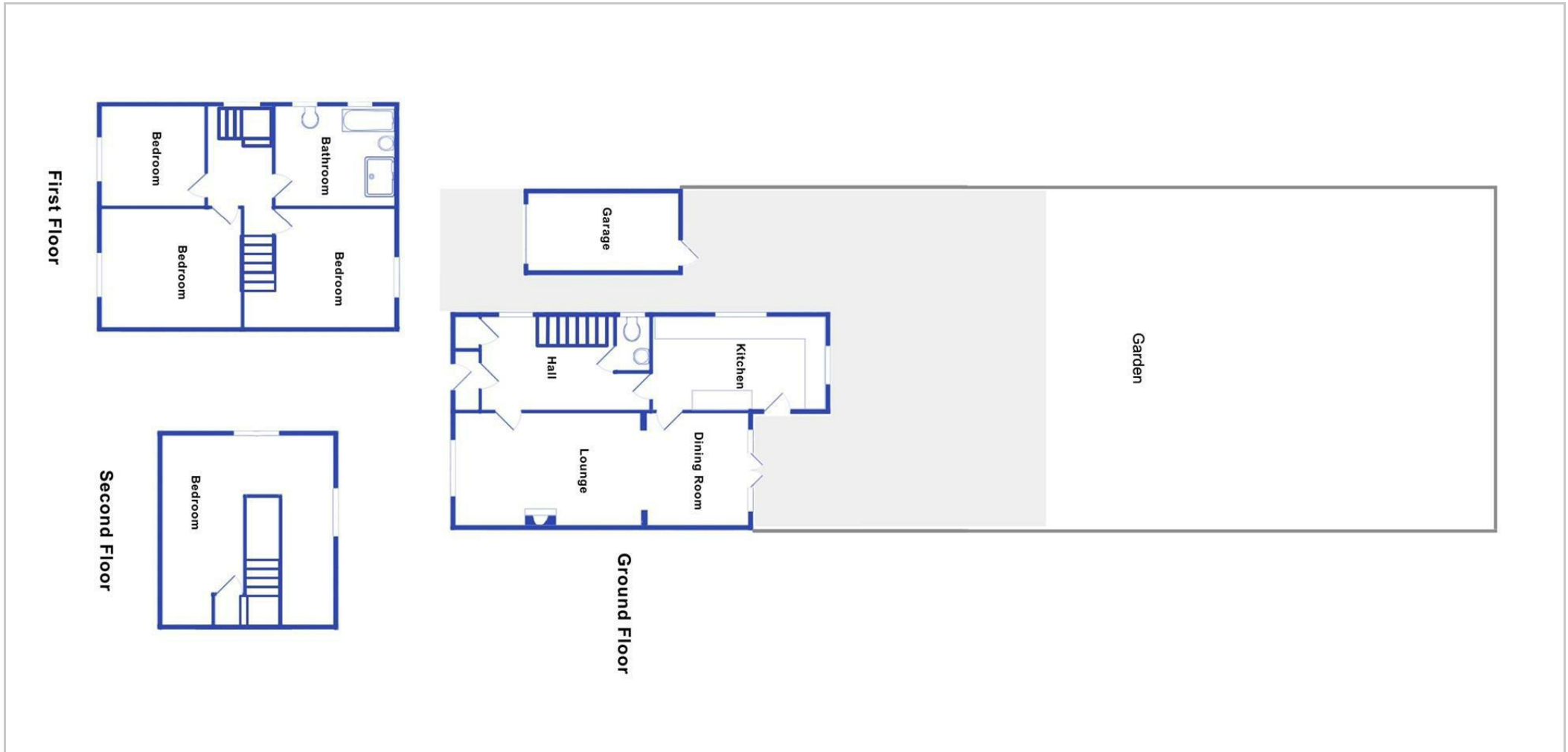
From Shrewsbury, Continue to follow B4380 for approx 2.8 miles. Turn right in Montford Bridge where the property can be found a short distance on the left hand side.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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