



35 MANOR CREST
FORD | SHROPSHIRE | SY5 9NZ





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Shrewsbury 5.5 miles | Oswestry 17.5 miles | Wrexham 30 miles
(all mileages are approximate)

A PARTICULARLY SPACIOUS DETACHED BUNGALOW OFFERING A
WONDERFUL LIVING ENVIRONMENT, SET WITH GARAGING AND LOVELY
LARGE GARDENS IN AN END CUL-DE-SAC POSITION.

Popular rural village
Well proportional rooms throughout
Versatile living environment
Generous driveway and garage
Large established gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the A458 towards Welshpool, travelling into the village of Ford and on passing the Petrol station, take the right turn sign posted Butt Lane. Continue along this road and Manor Crest will be found on the left hand side. Take the left turning into Manor Crest and proceed to the end of the cul de sac where number 35 will be found.

SITUATION

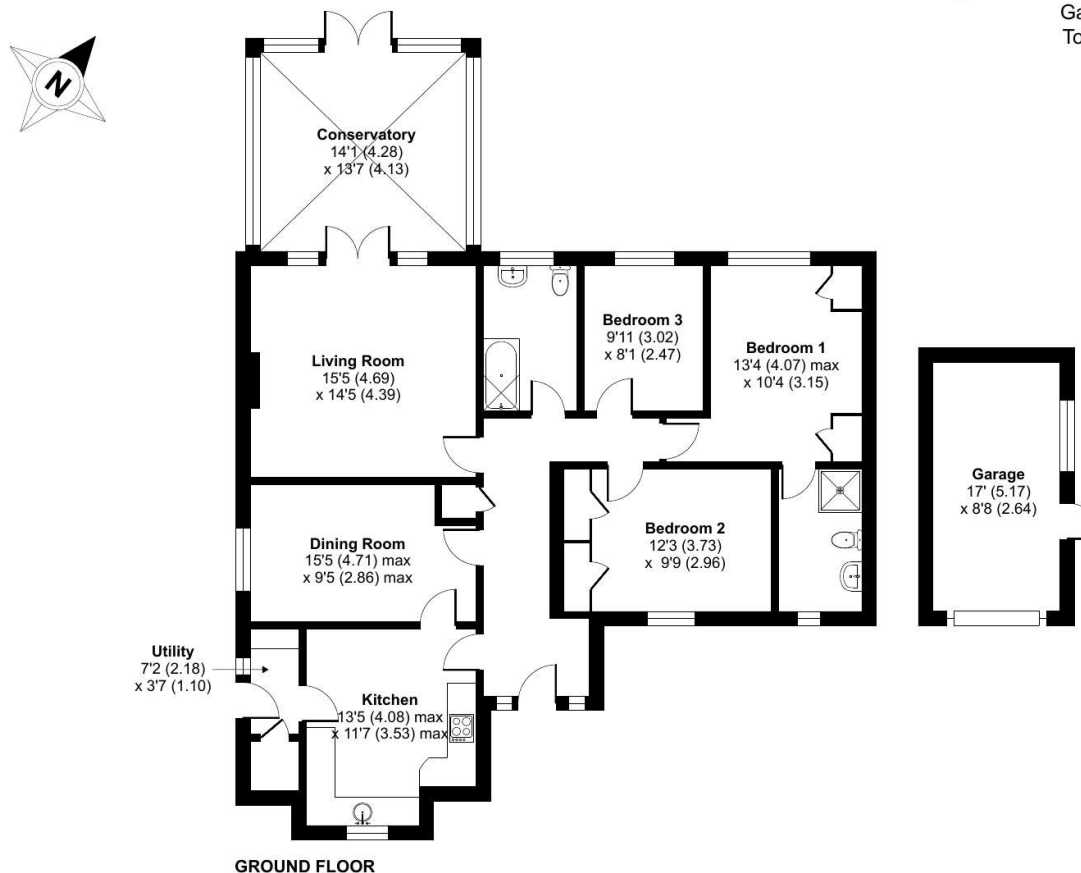
The property is located in the popular village of Ford, which provides a primary school, fish and chip shop, Indian restaurant and service station/convenience store. The property is also within walking distance to the local pub. Shrewsbury town is easily accessible and within a short drive, providing an excellent shopping centre, social and leisure facilities, a range of state and private schools and a rail service. Commuters have good road links via the A5 to the M54 and thereon to Telford and Wolverhampton. Alternatively to the north, Oswestry and road links to Wrexham and Chester. Welshpool is also commutable and provides the gateway to Mid Wales and the Welsh Coast.

PROPERTY

Occupying a wonderful and highly private position at the end of a quiet cul-de-sac within the popular village of Ford, this attractively proportioned detached bungalow offers excellent an living space with scope for further improvement and fantastic large gardens. The property offers an enviable combination of privacy, practicality and village living.

The accommodation is entered via a large storm porch leading into a welcoming L-shaped entrance hall with useful built-in storage and loft access. The generously proportioned lounge provides a coal-effect gas fire set within a wooden surround and marble hearth. French doors open into a conservatory, offering additional reception space whilst enjoying delightful views over the

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1473378



Approximate Area = 1436 sq ft / 133.4 sq m
Garage = 147 sq ft / 13.7 sq m
Total = 1583 sq ft / 147.1 sq m
For identification only - Not to scale

beautifully landscaped rear gardens and providing an ideal setting for relaxing.

A separate dining room offers further versatile living space and connects conveniently to the kitchen/breakfast room, which is fitted with a range of wall and base units, integrated double oven and electric hob, together with ample workspace and room for everyday dining. A useful utility room provides additional appliance space and gives access

to a practical storage area housing the oil-fired central heating boiler.

The principal bedroom enjoys a pleasant outlook over the rear garden and benefits from fitted wardrobes and an en-suite shower room. There are two fitted wardrobes, served by a family bathroom with a white suite.



GARDENS

Externally, the property is approached via a long driveway providing extensive parking and space for several vehicles. This leads to a detached brick-built garage with power, lighting and useful roof storage.

The bungalow is set beautifully in its plot, with particularly generous landscaped gardens, comprising extensive flowing lawns and established shrubbery beds and borders which will no doubt of interest to gardening enthusiasts.

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, electric and drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX & EPC RATING

Council Tax Band - E
EPC - D



RIGHT OF WAY & EASEMENTS

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



