



2 Grange Court, Condover, Shrewsbury, SY5 7BU

www.hbshrop.co.uk



Offers in the region of £355,000

Viewing: strictly by appointment through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Located in a cul-de-sac of four detached properties this is a spacious, well proportioned, executive 4 bedroom detached house, benefitting from a generous driveway, double garage, large upvc double glazed conservatory and rear gardens which border local farmland. The property was constructed in the early 90's by reputable local building contractor Shropshire Homes. The property is situated within this sought after village location which has a Primary School, Shop/Post Office and Village Hall. The property is also well placed for access to the Shrewsbury town centre (approximately 6 miles away), and commuters will find that the property is well placed for access to the M54 motorway network which leads to the Midlands. Viewing is recommended by the selling agent.

Accommodation:

Entrance vestibule, reception hallway, study, bay fronted dining room, spacious lounge, kitchen / breakfast room, utility room, upvc double glazed conservatory, first floor landing, master bedroom with en suite shower room, three further bedrooms, bathroom, front and pleasing rear gardens which border local farmland, generous driveway, double garage, double glazing, gas fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Part glazed wooden entrance door gives access to:

Entrance vestibule:

Having sealed unit double glazed window to the side. Wooden framed glazed door then gives access to:

Reception hallway:

Having sealed unit double glazed window to the side, wood effect flooring, radiator, coving to ceiling, under-stairs storage cupboard, wall-mounted thermostat control unit. Door from reception hallway gives access to:

Cloakroom:

Having low flush wc, wall-mounted wash hand basin with tiled splash surround, sealed unit double glazed window to the front, radiator, tiled floor, coving to ceiling.

Door from reception hallway gives access to:

Study:

8'8 x 8'6 (2.64m x 2.59m)

Having sealed unit double glazed window to the front, radiator, coving to ceiling. Wooden framed glazed doors from reception hallway gives access to:

Bay fronted dining room:

11'10 max into bay x 11'3 (3.61m max into bay x 3.43m)

Having walk-in sealed unit double glazed bay window to the front, radiator, dado rail, coving to ceiling.

Door from reception hallway gives access to:

Lounge:

19'7 x 12'3 max reducing 11'3 min (5.97m x 3.73m max reducing 3.43m min)

Having three sealed double glazed windows (one overlooking the side of property, and two overlooking the rear garden

with pleasing aspect beyond). Sealed unit double glazed sliding patio door giving access to the rear garden, dado rail, two radiators, wood burning stove set to a marble style hearth with decorative fire surround. Part glazed wooden framed door from reception hallway gives access to:

Family kitchen / breakfast room:

15'5 x 10'7 max into recess reducing 9'6 (4.70m x 3.23m max into recess reducing 2.90m)

The kitchen area:

Comprises: A range of eye level and base units with built-in cupboards and drawers, integrated double oven, four ring gas hob, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, tiled floor, tiled splash surrounds, sealed unit double glazed window, recessed spotlights to ceiling, glass display cabinet (space for upright fridge freezer).

The breakfast area:

Comprises: Telephone point, upvc double glazed french doors then give access to:

Upvc double glazed conservatory:

13'2 x 12'3 (4.01m x 3.73m)

Having brick base, a range of upvc double glazed windows overlooking the rear garden with pleasing aspect beyond, two upvc double glazed windows giving access to the rear garden, polycarbonate roof, fitted ceiling fan with built-in light, radiator, tiled floor, service door to double garage.

From kitchen part glazed panelled door gives access to:

Utility room:

8'7 x 5'0 (2.62m x 1.52m)

Having eye level and base units, fitted worktops with inset stainless steel sink drainer unit with mixer tap over (space for appliances), tiled splash surround, tiled floor, sealed unit double glazed window to side, part glazed door giving access to the side of property, radiator.

From reception hallway stairs rise to:

First floor landing:

Having sealed unit double glazed window to the side, radiator, coving to ceiling, loft access, airing cupboard with hot water tank cylinder unit. From first floor landing panelled doors give access to all bedrooms and bathroom.

Bedroom one:

14'10 x 12'8 max reducing 10'8 min (4.52m x 3.86m max reducing 3.25m min)

Having upvc double glazed window to the front, sealed unit double glazed window to the side, recessed spotlights to ceiling, coving, radiator. Door from master bedroom then gives access to:

En suite shower room:

Having tiled shower cubicle, pedestal wash hand basin, low flush wc, tiled floor, part tiled to walls, upvc double glazed window to the front, coving to ceiling, radiator.

Bedroom two:

11'10 x 8'10 (3.61m x 2.69m)

Having upvc double glazed window to the front, radiator.

Bedroom three:

11'10 x 9'8 (3.61m x 2.95m)

Having built-in mirror fronted double wardrobe, upvc double glazed window with pleasing aspect towards local farmland, countryside and beyond, radiator.

Bedroom four:

8'5 x 8'1 (2.57m x 2.46m)

Having upvc double glazed window to the rear with pleasing aspect over local farmland, countryside and beyond, radiator.

Bathroom:

Having a coloured suite comprising panelled bath with shower over, glazed folding shower screen to side, pedestal wash hand basin, low flush wc, part tiled to walls, strip-light with built-in shaver point, upvc double glazed window to the rear, radiator, coving to ceiling.

Outside:

To the front of the property there is a lawned garden with paved pathway giving access to the front entrance door. To the side there is a generous L-shaped tarmac driveway bordered by shrubs giving access to a double garage. Gated side access then leads to a pleasant rear garden having: Paved patio and gravelled areas, shaped lawned garden, well stocked borders containing a variety of shrubs, plants and bushes, timber garden shed. The rear gardens are enclosed by fencing and border local farmland.

Double garage:

18'11 x 17'9 (5.77m x 5.41m)

Having two up and over doors, two glazed windows to the rear, wall-mounted Worcester gas fired central heating boiler, fitted power and light.

Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services:

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer:

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

FLOOR PLANS