

7 The Fairways, Condover, Shrewsbury, Shropshire, SY5
7BW

www.hbshrop.co.uk



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Offers In The Region Of £489,950

Viewing: strictly by appointment through the agent

Occupying a secluded position with neatly landscaped rear gardens, with views at the back of the house to woodland with farmland beyond. This is a deceptively spacious greatly improved extended four bedroom detached family home which offers instantly pleasing modern living accommodation throughout. The property is located within this popular village of Condover which is supported by a number of amenities some of which include: primary school, nursery, church, golf club, post office / general store and a newly opened delicatessen. The nearby county town of Shrewsbury offers a fine range of shops, restaurants, along with excellent recreational and educational facilities. Commuters will be pleased to know that road links to the A49 then give access to Church Stretton, Ludlow and beyond the A5 to the M54 motorway network, giving access to Telford, Birmingham etc.

The accommodation briefly comprises the following: Entrance hallway, downstairs cloakroom, through lounge, attractive kitchen./breakfast room, dining area, new upvc double glazed conservatory, utility room, first floor landing, Master bedroom with en-suite shower room and walk-in wardrobe, three further bedrooms, re-fitted family bathroom, generous driveway, store garage, solar electric panels, EV charging point. Beautifully landscaped gardens, with views at the back of the house to woodland with farmland beyond. Recently replaced upvc double glazing, which meet current regulations. Gas fired central heating. Early viewing comes highly recommended by the selling agent.

The accommodation in greater detail comprises the following:

Oak framed storm porch with upvc double glazed entrance door gives access to:

Hallway
Having engineered wooden flooring, coving to ceiling. Door to:

Cloakroom
Having low flush WC, wall mounted wash hand basin with mixer tap over, tiled floor, radiator, coving to ceiling, upvc double glazed window to front.

Door from hallway gives access to:

Through lounge
18'3 x 10'11
Having attractive multifuel stove set to hearth with inset timber above, upvc double glazed French doors giving access to rear gardens, two upvc double glazed window to front, two radiator, engineered wooden flooring, coving to ceiling.

Door from hallway gives access to:

Kitchen/breakfast room
26'7 x 14'3 max reducing to 9'4
A range of eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset ceramic sink drainer unit with mixer tap over, four ring electric hob with stainless steel cooker canopy over, radiator, glass splashback, tiled floor, upvc double glazed window, recessed spotlights to ceiling. The dining area comprises: engineered wooden flooring, under-stairs storage cupboard with louvre doors, coving and recessed spotlights to ceiling, contemporary wall hung radiator, newly installed bi-folding double glazed doors giving access to:

New upvc double glazed conservatory
8'11 x 7'8
Having brick base, range of new upvc double glazed windows overlooking the rear gardens, radiator, tiled effect flooring, new upvc double glazed French doors giving access to rear garden, tinted glazed roof.

Part glazed door from kitchen/breakfast room gives access to:

Utility room
8'11 x 7'3
Having eye level and base units with space for appliances, fitted style wooden worktop with inset one and a half stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, radiator, service door to garage, upvc double glazed door giving access to the side of the property.

From hallway stairs rise to:

First floor landing
Having newly fitted carpets, upvc double glazed window with pleasing aspect over the rear garden towards local woodland, farmland and beyond, radiator, loft access, cupboard housing Valliant gas fired central heating boiler.

From first floor landing doors give access to all bedrooms and re-fitted bathroom.

Master bedroom
18'3 x 11'8 excluding recess
Having three upvc double glazed windows, two radiators, walk-in double wardrobe. Door then gives access to:

En-suite shower room
Having large walk-in tiled shower cubicle with drench shower over plus further hand held shower attachment, wall hung wash hand basin with mixer tap over, low flush WC, part tiled to walls, tiled floor, upvc double glazed window, towel rail.

Bedroom two
11'0 x 9'10
Having newly fitted carpet, two upvc double glazed windows, radiator, built-in wardrobe.

Bedroom three
8'0 x 7'9
Having newly fitted carpets, upvc double glazed window with pleasing aspect over the property's rear garden and towards local woodland, farmland and beyond, radiator.

Bedroom four
10'0 x 6'5
Having newly fitted carpet, upvc double glazed window with pleasing aspect over the property's rear garden and towards local woodland, farmland and beyond, radiator

Re-fitted family bathroom
Having a three piece white suite comprising: panel bath with drench shower over plus further hand held shower attachment, with glazed shower screen to side, low flush WC, wall hung wash hand basin, heated towel rail, attractively part tiled to walls and floor, upvc double glazed window.

Outside
To the front of the property there is a generous tarmac driveway which gives access to:

Store garage
11'7 x 8'5
The store garage comprises: timber double doors, glazed window, fitted power and light.

To the side of the driveway there is a low maintenance stoned borders. Gated pedestrian access to the side of the property then leads to a timber garden shed and new greenhouse. A stoned pathway with bricked edging then leads to the property's:

Neatly kept landscaped rear gardens
Comprising: lawned area, well stocked borders containing a variety of specimen shrubs, plants, trees and bushes, paved sun terrace surrounded by low maintenance gravelled sections, second new timber shed and woodstore. Second gate to driveway. The rear gardens are enclosed by fencing.

Directions
Travel out of Shrewsbury on the A49. When exiting Bayston Hill take the first turning left to Condover, when in Condover take a right turn at the school into Station road, then left into Grange lane and second left into Fairways and the property is located top left-hand side of the cul-de-sac,

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.


COUNCIL TAX BAND E

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.

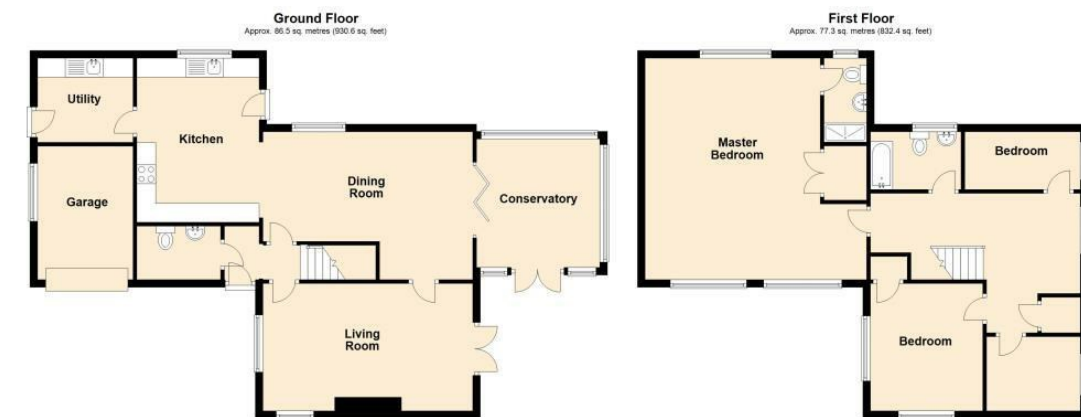
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Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS



Total area: approx. 163.8 sq. metres (1763.0 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotography.com. Direct Dial 01753 357 000
Plan produced using PlanIt.