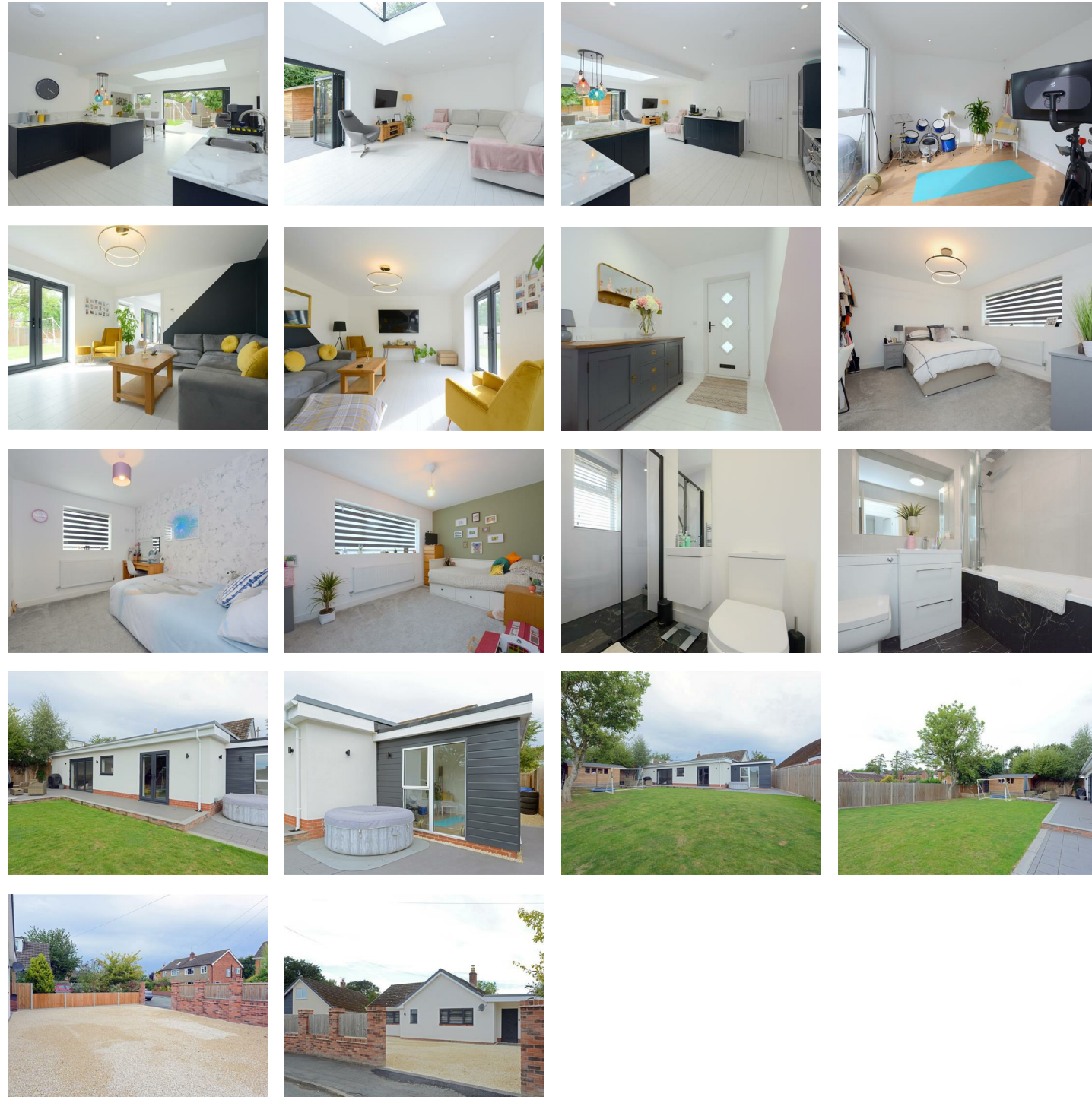


6 Harley Road, Condover, Shrewsbury, Shropshire, SY5
7AX

www.hbshrop.co.uk



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 give notice that:

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Offers In The Region Of £424,995

Viewing: strictly by appointment through the agent

t: 01743 357000

e: sales@hbshrop.co.uk

Offering greatly improved, spacious and contemporary living accommodation throughout, this is an exceptionally well presented detached property, offering instantly appealing living accommodation throughout. The property boasts many pleasing features, some of which include: modern open plan extended kitchen/diner/family room with bi-folding doors, separate lounge, utility room, master bedroom with stylish en-suite shower room, re-fitted family bathroom, generous sized gardens, garden room/gym and underfloor heating. Condover is a sought after village location south of Shrewsbury and is well place for access to the Meole Brace retail park, medieval town centre of Shrewsbury and local bypass linking up to the M54 motorway network. Viewing is essential.

Accommodation

Entrance hallway, cloakroom, impressive open plan kitchen/diner. family room with range of built-in appliances and lantern upvc double glazed roof, utility room, lounge, inner hallway, master bedroom with stylish en-suite shower room, two further double bedrooms, re-fitted attractive family bathroom, generous stoned driveway, good sized rear enclosed gardens, garden room/gym, large timber garden shed, gas fired central heating (partially underfloor heating), upvc double glazing. Viewing is recommended

Composite double glazed entrance door gives access to:

Hallway

Having wood effect flooring with underfloor heating, LED recessed spotlights to ceiling.

Door to:

Cloakroom

Having low flush WC, contemporary circular wash hand basin set to a wooden worktop with mixer tap over, wood effect flooring with underfloor heating, upvc double glaze window to side, extractor fan to ceiling.

Door from hallway gives access to:

Laundry room

6'0 x 5'5
Having eye level storage cupboards, wine rack to side, upvc double glazed window, modern fitted worktops, space for appliances below, wood effect flooring with underfloor heating, extractor fan to ceiling.

Door from hallway gives access to:

Open plan kitchen/diner family room

24'10 x 24'7 max
The kitchen area comprises: a range of attractive eye level and base units with built-in cupboards and drawers, integrated fridge freezer, dishwasher and microwave combination oven, wall mounted stainless steel cooker extractor fan, space below for range style cooker, wood effect flooring with underfloor heating, stylish fitted worktops with inset sink with mixer tap over, LED recessed spotlights to ceiling, breakfast bar.

The dining area comprises: upvc double glazed lantern roof, LED recessed spotlights to ceiling, upvc double glazed window to rear, wood effect flooring with underfloor heating, upvc double glazed bi-folding doors with fitted shutters giving access to rear gardens.

The family area comprises: recessed spotlight to ceiling, TV aerial point, wood effect flooring with underfloor heating.

Square arch from kitchen/diner/family room gives access to;

Lounge

14'0 x 12'11

Having upvc double glazed doors giving access to rear gardens, wood effect flooring with underfloor heating.

Door from kitchen/diner/Family room gives access to:

Inner hallway

Having radiator, loft access, linen store cupboard.

Doors from inner hallway gives access to: Three double bedrooms and re-fitted bathroom.

Bedroom

13'1 x 12'2 max into recess

Having upvc double glazed window to front, radiator.

Door to:

En-suite shower room

Having large walk-in shower with drench shower over plus hand-held shower attachment off, wall mounted wash hand basin with mixer tap over, low flush WC, wall mounted heated chrome style towel rail, upvc double glazed window, LED recessed spotlights and extractor fan to ceiling.

Bedroom

10'8 x 8'11

Having upvc double glazed window to side, radiator, open fronted double wardrobe.

Bedroom

13'9 max reducing down to 11'10 x 8'11

Having upvc double glazed window, radiator, open fronted double wardrobe.

Re-fitted bathroom

Having a modern suite comprising; panelled bath with drench shower over with hand-held attachment off, wash hand basin with storage drawers below mixer tap over, WC with hidden cistern, radiator, fully tiled to walls, extractor fan to ceiling.

Outside

To the front of the property there is a large stoned driveway providing ample off street parking. To the rear of the property there is a:

Generous size garden

Having large sun terrace with outside lighting points, lawned garden, mature trees. The rear gardens are enclosed by fencing.

Adjoining the property there is:

Garden room/gym

10'2 x 9'7

Having upvc double glazed window to rear, upvc double glazed door to side, wood effect flooring.

Included in the sale of the property is also a:

Substantial shed

13'10 x 9'11

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 C

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.

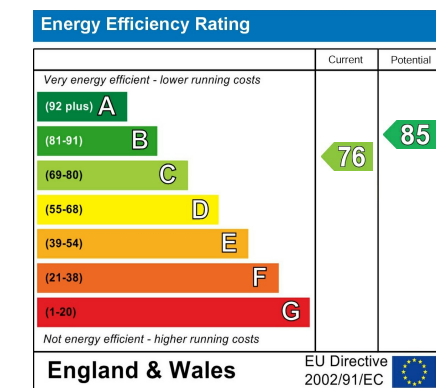
Mortgage Services

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.



FLOORPLANS

