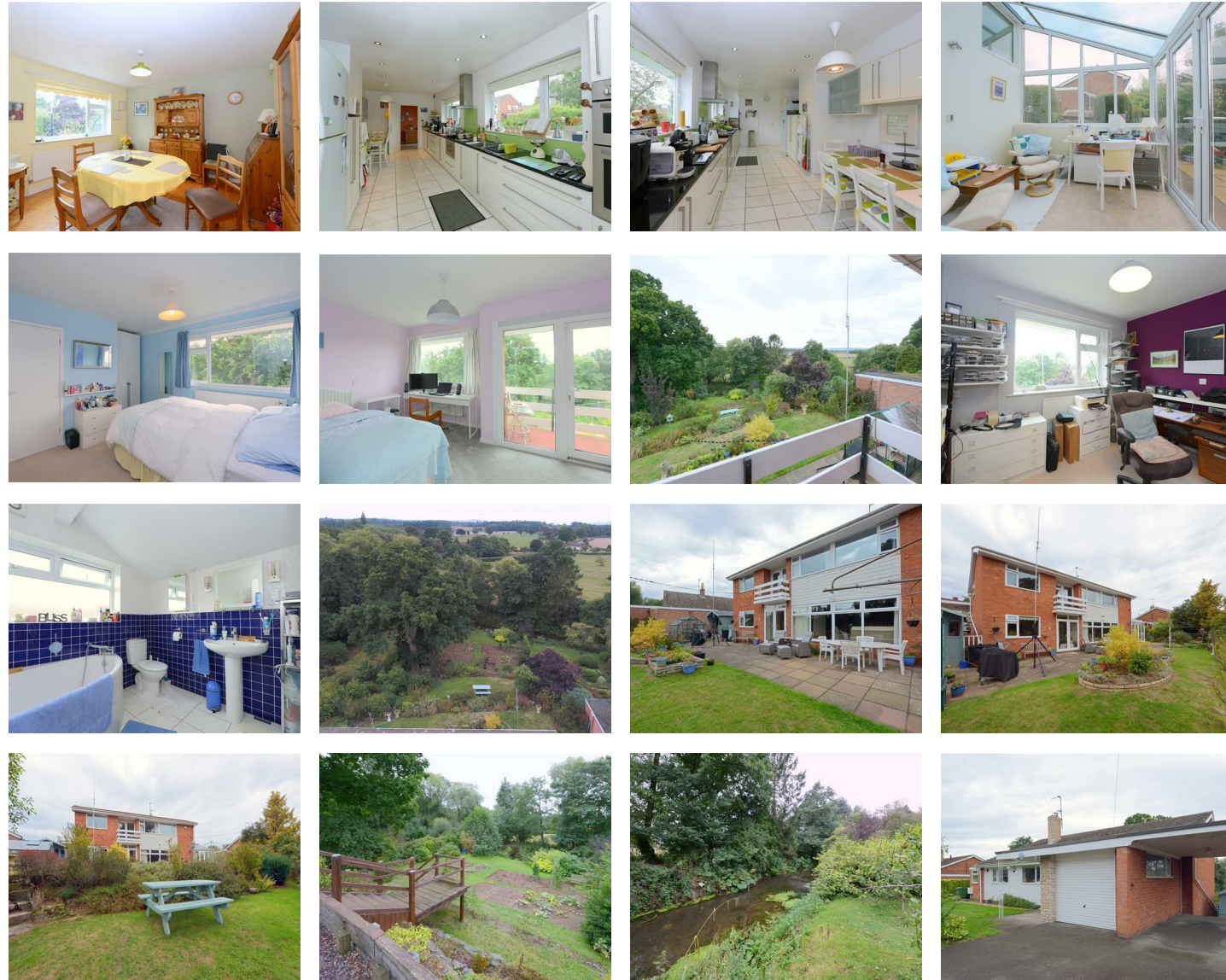


22 Harley Road, Condover, Shrewsbury, Shropshire, SY5
7AX

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 £450,000

Viewing: strictly by appointment through the agent

Occupying a substantial, well established plot leading down to the Cound brook and having a beautiful rural aspect to the rear. This is an individual, spacious and improved three double bedroom split level detached house. The property boasts many pleasing features some of which include: a large lounge, separate dining room, upvc double glazed garden room, generous size re-fitted kitchen/breakfast room, three double bedrooms (one of which has en-suite shower room) and the other a walk-out balcony, two driveways, garage and carport. Condover is a sought after village location well placed for access to Church Stretton and the medieval town centre of Shrewsbury along with the Meole Brace retail park and local bypass linking up to the M54 motorway network. Early viewing comes highly recommended by the selling agent.

Accommodation

Entrance porch, hallway, inner hallway, rear lobby, spacious lounge, separate dining room, upvc double glazed garden room, substantial modern re-fitted kitchen/breakfast room, utility room, cloakroom, first floor landing having master bedroom with en-suite shower room, two further double bedrooms (one of which having walk-out balcony), re-fitted family shower room, front and well established substantial tiered rear gardens leading down to the Cound brook, two driveways, single garage, carport, gas fired central heating, upvc double glazing. Viewing is recommended

Upvc double glazed entrance door gives access to:

Entrance porch

Having tiled floor, upvc double glazed windows.

Wooden framed glazed door gives access to:

Hallway

Carpeted steps then lead down to:

Inner hallway

Having Canadian exposed maple wooden flooring.

Wooden framed glazed door gives access to:

Rear lobby

Having upvc double glazed French doors giving access to rear gardens. tiled floor.

Double doors from inner hallway gives access to:

Lounge

22'0 x 12'5
Having Canadian maple wooden flooring, four upvc double glazed windows to rear with radiator fitted below, wood burning stove, coving to ceiling.

Part glazed door from lounge gives access to:

Garden room

9'11 x 9'7
Having a range of upvc double glazed windows overlooking the property's rear gardens, upvc double glazed French doors giving access to rear gardens, upvc double glazed roof, tiled floor with underfloor electric heating.

From inner hallway doors give access to:

Dining room

12'5 x 10'10
Having upvc double glazed windows to rear, radiator, Canadian maple flooring.

Door from hallway gives access to:

Re-fitted kitchen/breakfast room

21'11 x 9'11
And comprises: a range of replaced contemporary eye level and base

units with built-in cupboards and drawers, fitted Granite worktops with inset 1 1/2 stainless sink drainer unit with mixer tap over, integrated stainless steel microwave, stainless steel finish double oven, slimline dishwasher and four ring electric hob with stainless steel cooker canopy over, two upvc double glazed windows to front, two radiators, tiled floor, space for upright fridge freezer, recessed spotlights to ceiling.

Door from kitchen/breakfast room gives access to:

Utility room

10'0 max reducing down to 4'11 x 9'4
Having upvc double glazed window to front and rear, Belfast style sink with tiled splash surround, tiled floor, space for appliances.

Door to:

Cloakroom

Having low flush WC, pedestal wash hand basin, tiled floor, glazed window to rear.

From hallway stairs rise to:

First floor landing

Having radiator, large store cupboard.

Doors from first floor landing then give access to: Three double bedrooms and re-fitted family bathroom

Bedroom

14'0 max reducing down to 10'7 min x 12'10
Having upvc double glazed window with pleasing rural aspect to rear, radiator.

Door to:

En-suite shower room

Having walk-in tiled shower cubicle, pedestal wash hand basin, tiled floor, wall mounted extractor fan and recessed spotlights to ceiling.

Bedroom

14'2 x 9'11 mac reducing down to 8'11
Having upvc double glazed window with pleasing aspect to rear, radiator.

Upvc double glazed French doors give access to:

Walk-out balcony

Which takes full advantage of the pleasing rural aspect.

Bedroom

10'10 x 9'6
Having upvc double glazed window with pleasing aspect to rear, radiator.

Re-fitted family bathroom

Having a three piece white suite comprising: corner panel bath with shower attachment off taps, low flush WC, pedestal wash hand basin with mixer tap over, large walk-in tiled shower cubicle, shaver point, wall light points, upvc double glazed windows to side, wall mounted extractor fan, tiled floor with underfloor electric heating, heated towel rail.

Outside

To the front of the property there is lawned garden, screening from the road a mature hedge, a variety of shrubs, plants, bushes etc, outside cold tap. To one side of the property there is a stoned driveway. To the other there is a tarmac driveway which gives access to:

Garage

18'5 max reducing down to 13'4 x 9'0
Having up and over door, glazed window to side.

To the side of this there is single vehicle carport. Beyond this is a substantial timber garden shed and greenhouse.

Side access then leads to the property substantial tiered:

Well established rear gardens

Having paved sun terrace, tiered lawned gardens with a variety of shrubs, plants, bushes etc, vegetable plot. The gardens lead down to the Cound brook

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.


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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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

