

13 Harley Drive, Condover, Shrewsbury, Shropshire, SY5 7AY

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Offers In The Region Of £325,000

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, is this extended, spacious and well proportioned four bedroom semi detached house. occupying a pleasing cul-de-sac position within this sought after village location. The property boasts four reception rooms, good sized driveway, carport, garage and generous rear enclosed gardens. Condover situated south of Shrewsbury and is well placed for access to the Shrewsbury bypass linking up to the M54 motorway network, Meole Brace retail park and the Shrewsbury town centre. Viewing is recommended.

Accommodation

Entrance porch, reception hallway, cloakroom, lounge, sitting room, dining room, kitchen, study/breakfast room, first floor landing, four good size bedrooms, bathroom, driveway, carport, garage, generous size rear enclosed gardens, upvc double glazing, gas fired central heating, cul-de-sac position. Viewing is recommended

Upvc double glazed entrance door with upvc double glazed window to side gives access to:

Entrance porch

Wooden framed glazed door then gives access to:

Reception hallway

Having radiator, upvc double glazed window, engineered wooden flooring.

From reception hallway access is given to:

Under-stairs cloakroom

Having low flush WC, tiled floor, radiator, wash hand basin with mixer tap over, part tiled to walls, tiled floor.

From reception hallway door gives access to:

Lounge

14'6 x 11'11

Having upvc double glazed window to front, radiator, tiled hearth and fire surround with wood burner.

Wooden framed glazed sliding doors then give access to:

Sitting room

12'0 x 9'1

Having wood effect flooring, dado rail, radiator.

Arch from sitting room gives access to:

Dining room

12'10 x 11'2

Having upvc double glazed French doors giving access to rear gardens with upvc double glazed windows to side, radiator, coving to ceiling, dado rail, wood effect flooring.

Door from dining room gives access to:

Kitchen

12'10 x 7'10

Having a range of modern eye level and base units with

built-in cupboards and drawers, fitted worktops with inset stainless steel sink, tiled splash surrounds, tiled floor, upvc double glazed window to rear, coving to ceiling, free standing Belling range style cooker with Belling cooker canopy over, upvc double glazed stable style door giving access to side of property, space for further appliances.

Door from kitchen and from reception hallway gives access to:

Study/breakfast room

8'11 x 8'4

Having upvc double glazed window to side, coving to ceiling, engineered wooden flooring.

From reception hallway stairs rise to:

First floor landing

Having upvc double glazed window to rear.

Doors then give access to: four bedrooms and bathroom.

Bedroom

12'0 x 11'9

Having upvc double glazed window to rear, radiator, coving to ceiling.

Bedroom

11'11 x 11'10

Having upvc double glazed window to front, radiator, open fronted shelved storage unit.

Bedroom

13'4 max reducing down to 9'8 x 8'8

Having upvc double glazed window to front, radiator, loft access.

Bedroom

8'5 x 8'2

Having upvc double glazed window to front, radiator.

Bathroom

Having a three piece white suite comprising: P shaped panelled bath with mixer shower over and curved glazed shower screen to side, low flush WC, pedestal wash hand basin with mixer tap over, part tiled to walls, upvc double glazed window to side, recessed spotlights, extractor fan to ceiling, cupboard housing gas fired central heating boiler, vinyl tiled effect floor covering and access to fully boarded and insulated loft.

Outside

To the front of the property there is a generous tarmac driveway with mature shrubs and tree. From driveway access is then given to:

Brick built carport

15'3 x 9'9

Having twin timber doors to front.

Beyond this, there is a further tarmac driveway, which gives access to:

Garage


20'0 x 9'6 approx

Having up and over door, upvc double glazed window, upvc double glazed pedestrian service door to side.

In between the house and garage gated access then leads to the property's:

Generous size rear gardens

Having paved patio area with outside lighting point, lawned gardens, vegetable plots, shrubs and bushes. The rear gardens are enclosed by timber fencing.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

