



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

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**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.
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**Offers In The Region Of £295,000**

Viewing: strictly by appointment through the agent



Occupying a pleasing cul-de-sac position with NO UPWARD CHAIN, this is an improved, spacious and particularly well proportioned three bedroom detached dormer bungalow. The property is situated within this sought after village location south of the Shrewsbury town centre. Access to the A49 is readily accessible which leads to Church Stretton, Ludlow and beyond as is the local bypass linking up to the M54 motorway network. This property will be of interest to a number of potential purchasers and early viewing comes highly recommended by the selling agent.

#### Accommodation

Entrance porch, hallway, lounge, dining room, re-fitted kitchen/breakfast room, rear lobby, ground floor bedroom, ground floor bathroom, first floor landing, two further double bedrooms, front and rear enclosed gardens, generous driveway, garage, upvc double glazing, gas fired central heating. NO UPWARD CHAIN.

Upvc double glazed door gives access to:

#### Entrance porch

Having upvc double glazed window,

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

#### Hallway

Having wall mounted thermostat control unit, radiator, coving to ceiling, airing cupboard with hot water tank cylinder unit.

Wooden framed door from hallway gives access to:

#### Lounge

20'5 x 11'11

Having three upvc double glazed windows, two radiators, wood burning stove set to a stone style hearth, coving to ceiling, wall light points.

Wooden framed door from hallway gives access to:

#### Dining room

13'3 x 11'11

Having radiator, coving to ceiling.

Upvc double glazed French doors from dining room gives access to:

#### Upvc double glazed conservatory

11'0 x 10'10 max

Having brick base, range of upvc double glazed windows overlooking rear garden, polycarbonated roof, tiled floor, radiator, upvc double glazed French doors giving access to rear gardens.

Door way from hallway gives access to:

#### Re-fitted kitchen/breakfast

10'7 x 10'2

Having replaced eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 ceramic sink drainer unit with mixer tap over, tiled splash surrounds, tiled floor, wine rack, coving to ceiling, concealed cooker canopy, upvc double glazed window to side, radiator, glass display cabinets,

Upvc double door from re-fitted kitchen/breakfast room gives access:

#### Laundry room

10'0 x 5'1

Having wall mounted gas fired central heating, space for appliances, tiled floor, upvc double glazed windows, upvc double glazed door giving access to rear gardens.

Door from hallway gives access to:

#### Bedroom

12'2 x 8'8

Having upvc double glazed window to front and side, radiator, fitted wardrobes.

Door from hallway gives access to:

#### Bathroom

Having a three piece coloured suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low flush WC, upvc double glazed window to side, part tiled to walls, radiator, vinyl floor covering, extractor fan to ceiling.

From lounge stairs rise to:

#### First floor landing

Having doors giving access to: Two further bedrooms.

#### Bedroom

17'4 x 10'0

Having upvc double glazed window to front, large mirror fronted wardrobe, radiator.

#### Bedroom

13'3 x 9'11

Having upvc double glazed window to rear, radiator, fitted wardrobes.

#### Outside

To the front of the property there is a lawned garden with well established shrubs and bushes. To the side of this there is a generous tarmac driveway which gives access to:

#### Detached brick built garage

Having up and over door, service door to rear.

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

#### Rear gardens

Comprising: paved patio area, lawned garden, a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing.

#### 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).

#### Referral fee disclaimer


Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

#### 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## FLOORPLANS

