

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

[www.hbshrop.co.uk](http://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:

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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers In The Region Of £274,000**

Viewing: strictly by appointment through the agent

Having spacious, well maintained living accommodation throughout, this is a well-presented three bedroom semi-detached house, which occupies a pleasing position within this popular village location. Condover is situated South of the Shrewsbury Town Centre, which is supported by a number of amenities including Post Office, Primary School and Nursery, Church and Golf Club. Access to the A49 is readily accessible which leads to Church Stretton and Ludlow and beyond as well as the local bypass linking up to the M54 motorway network. Viewing is recommended. The accommodation briefly comprises the following: entrance porch, hallway, lounge, re-fitted kitchen / diner, lean-to laundry, first floor landing, three bedrooms, bathroom, separate WC, front and rear gardens, good sized driveway, garage with adjoining garden store, uPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following:

Double glazed entrance door with uPVC double glazed window gives access to:

**Entrance porch**

Having tiled floor. Wooden framed glazed door then gives access to:

**Hallway**

Having radiator, uPVC double glazed window to side, telephone point, cloaks cupboard. Door from hallway gives access to:

**Lounge**

15'6 x 12'1  
Having upvc double glazed window to front, radiator, coving to ceiling. Double doors from lounge and part glazed door from hallway gives access to:

**Attractive re-fitted kitchen / diner**

20'9 x 8'11

**The dining area:**

Comprises: fitted base units with built-in drawers and wooden style worktop, coving to ceiling, radiator, uPVC double glazed window to rear.

**The kitchen area**

Comprises: a range of attractive eye level and base units with built-in drawers, fitted wooden style worktop, space for appliances, uPVC double glazed window, tiled splash surrounds, under-stairs pantry, vinyl tiled effect floor covering, radiator, coving to ceiling.

Glazed door from kitchen / diner gives access to:

**Lean-to laundry**

10'8 x 4'0  
Having fitted worktop, stainless steel sink drainer unit, base units, space for appliances, a range of glazed windows, part glazed door giving access to the rear of property.

From hallway, stairs rise to:

**First floor landing**

Having uPVC double glazed window to side, radiator, loft access, linen store cupboard with gas fired central heating boiler and radiator. From first floor landing door gives access to three bedrooms, bathroom and separate WC.

**Bedroom**

12'2 x 12'0

Having uPVC double glazed window to rear, radiator.

**Bedroom**

12'5 x 12'1

Having uPVC double glazed window to the front, radiator.

**Bedroom**

8'4 max x 8'2

Having uPVC double glazed window to the front, fitted shelved storage cupboard.

**Bathroom**

Having a two piece white suite comprising: panelled bath, pedestal wash hand basin, part tiled to walls, vinyl floor covering, coving to ceiling, uPVC double glazed window to side, wall-mounted electric heater, radiator.

**Separate WC**

Having low flush WC, uPVC double glazed window, vinyl floor covering.

**Outside**

To the front of the property there is a private well-established front garden having pathway giving access to front door, lawned garden, small paved patio area, mature bushes and trees. To the side of this there is a generous driveway which provides ample off street parking for a number of vehicles. Access is then given to garage with adjoining garden store.

**Garage**

19'7 x 8'3

In between the house and garage gated pedestrian access then leads to the property's rear gardens which comprise: paved patio areas, lawned garden, inset shrubs plants and bushes. The rear gardens are enclosed.

**Services**

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**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.

**Council Tax Banding C**

**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 for sales).

**Referral fee disclaimer**

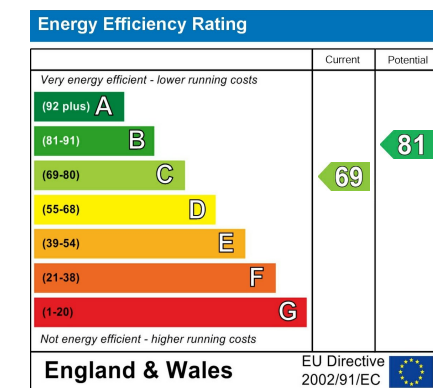
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are 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.

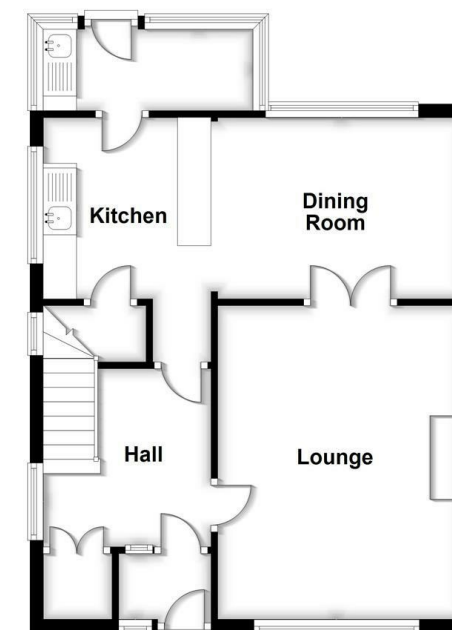
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



**FLOORPLANS**

**Ground Floor**



**First Floor**

