

26 Harley Road, Condover, Shrewsbury, Shropshire, SY5 7AZ

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 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.
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

Offers In The Region Of £400,000

Viewing: strictly by appointment through the agent

Wooden framed glazed entrance door gives access to:

Entrance porch

Having wooden framed glazed windows, tiled floor.

Wooden framed glazed door with wooden framed glazed window to side gives access to:

Hallway

Door from hallway gives access to:

Kitchen/diner

21'10 x 9'10 max into recess

Having a range of attractive eye level and base units with built-in cupboards and drawers, glass display cabinets, wine rack, tiled splash surrounds, tiled floor, two upvc double glazed windows to front, LED recessed spotlights to ceiling, fitted worktops with inset stainless steel sink with mixer tap over, radiator, integrated oven, four ring electric hob with concealed cooker canopy over, integrated fridge and freezer.

Wooden framed glazed door from kitchen/diner gives access to:

Laundry room with shower

15'10 x 4'10 excluding shower recess

Having base units, space for washing machine, fitted worktop, tiled floor, upvc double glazed windows to front. Sliding door the gives access to: shower cubicle having wall mounted mixer shower, glazed folding shower screen door.

Wooden framed glazed door from laundry room gives access to:

Side lobby

Having composite double glazed entrance door to front, large walk-in store, carpeted steps then lead down to:

Garden room

9'6 x 9'4

Having upvc double glazed French doors giving access to rear gardens, upvc double glazed window to side, radiator.

From entrance hallway carpeted staircase leads down to:

Study

16'11 max x 5'10

Having double glazed sliding patio door giving access to rear gardens, radiator.

From study door gives access to:

Lounge

21'10 x 12'3

Having log effect electric fire set to a marble style hearth with fire surround, two radiators, large upvc double glazed windows overlooking rear gardens, coving to ceiling.

From study door gives access to:

Bedroom/sitting room

12'5 x 10'10

Having upvc double glazed window overlooking the property's rear garden, radiator.

From hallway stairs rise to:

First floor landing

Having radiator, storage cupboard, linen store cupboard with radiator.

From first floor landing doors give access to: Three double bedrooms and re-fitted shower room.





Bedroom one

14'1 x 9'6 max

Having upvc double glazed window with pleasing aspect to rear overlooking the property's rear gardens, radiator, tilt and slide upvc double glazed sliding door gives access to:

Walk-out balcony

Bedroom two

13'11 x 10'5

Having upvc double glazed window with pleasing aspect overlooking the property's rear gardens, fitted double wardrobes, radiator.

Bedroom three

10'10 x 9'6

Having upvc double glazed window having a pleasing aspect over the property's rear gardens, radiator.

Re-fitted shower room

Having a large tiled walk-in shower cubicle with wall mounted mixer shower and contemporary glazed shower screen to side, WC with hidden cistern, wash hand basin set to vanity unit, part tiled to walls, tiled floor, two upvc double glazed windows to side, antique style radiator with heated towel rail.

Outside

To the front of the property there is an exceptionally well kept lawned garden with paved pathway giving access to front door, mature hedging, well established shrubs. To the side of the front garden there is a tarmac driveway providing ample off street parking with access via up and over door to:

Garage

18'8 max reducing down to 13'8 min x 9'0

Having wall mounted gas fire central heating boiler, glazed window, up and over door, fitted power and light.

Side access via both sides of the property comprise: lawned garden and timber garden shed.

Access is then given to the property's substantial, well established and well maintained:

Rear gardens

And comprise: extensive paved patio area, brick paved sun terrace, a variety of mature trees, shrubs, plants, bushes and hedging etc, lawned gardens which leads down to the Cound Brook.

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 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).

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.

