



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

www.hbshrop.co.uk



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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 £275,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position in this sought after village location, this is a spacious, versatile and well proportioned two/possible three bedroom detached dormer bungalow. Condover is only approximately five miles south of Shrewsbury and is very well placed for access to the M54 and excellent shopping facilities at Meole Brace south of Shrewsbury. The village of Condover has excellent schools, shops and amenities. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, dining room, kitchen/breakfast room, glazed lean to, ground floor snug /bedroom, bathroom, first floor landing having two double bedrooms, well established front and rear enclosed gardens, driveway, carport, garage, double glazing, electric heating. NO UPWARD CHAIN

The accommodation in greater detail comprises:

Wooden framed glazed double door and glazed window to side gives access to:

Entrance porch

Wooden framed glazed door gives access to:

Reception hallway

Having airing cupboard.

Wooden framed glazed door from reception hallway gives access to:

Lounge

20'4 max into under-stairs recess x 11'11

Having three sealed unit double glaze windows, two radiators.

From reception hallway door gives access to:

Dining room

12'3 x 10'4

Having two sealed unit double glazed windows, radiator, coving to ceiling.

Door from reception hallway gives access to:

Kitchen/breakfast room

10'7 max into recess x 10'4

Having eye level and base units, fitted worktops, four ring electric hob, cooker canopy over, double oven, tiled effect flooring, night storage heater, sealed unit double glazed window to side.

Wooden framed glazed door from kitchen/breakfast room gives access to:

Wooden framed glazed lean to

17'10 x 7'8

Having a range of glazed windows with glazed French doors giving access to rear gardens, stable style door to side.

From reception hallway door gives access to:

Snug/ Possible ground floor bedroom

13'5 x 11'10

Having sliding patio door giving access to lean to, radiator, coving to ceiling.

Door from reception hallway gives access to:

Bathroom

Having bath with electric shower over, wash hand basin, low flush WC, sealed unit double glazed window to side, wall mounted pull cord electric heater.

From lounge stairs rise to:

First floor landing

Having eaves storage.

Doors then give access to: Two double bedrooms.

Bedroom one

17'0 x 9'11

Having sealed unit double glazed window to front, night storage heater.

Bedroom two

13'6 x 10'0

Having sealed unit double glazed window to rear, night storage heater, loft access.

Outside

To the front of the property there is a mature lawn garden with an array of shrubs, plants, bushes and mature trees. To the side of the there is a tarmac driveway which gives access to carport which in turn leads to a:

Brick built garage

Having up and over door, glazed window and door to side.

Access is the given to the property's :

Rear gardens

Which are laid to lawn, paved patio and pathways , mature shrubs and bushes. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage 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

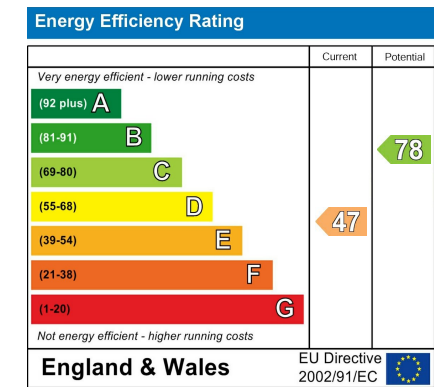
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS



Total Area: 119.3 m² ... 1284 ft²
All measurements are approximate and for display purposes only