



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 £365,000

Viewing: strictly by appointment
through the agent

Occupying an enviable corner plot, this is an improved four bedroom detached dormer bungalow, offering well presented living accommodation throughout, which will appeal to many buyers. The property had been thoughtfully enhanced to the provide versatile and generously proportioned living space throughout, combining comfort and practicality. Light filled rooms create a welcoming atmosphere, while the flexible layout offers ample space for both everyday life and entertaining. Condover is highly sought after Shropshire village situated approximately 5 miles south of the historic county town to Shrewsbury. Surrounded by beautifully open countryside the village offers a perfect blend of rural charm and everyday convenience. Well served by a range of local amenities, Condover benefits from a popular primary school, village hall, church and thriving community. The nearby town of Shrewsbury provides an extensive selection of shopping, leisure and dining facilities, together with excellent educational establishments and is also within easy reach of the local Shrewsbury bypass linking up to the M54 motorway network. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, modern open plan lounge/diner/kitchen, two good size ground floor bedrooms, refitted ground floor bathroom, first floor landing, two double first floor bedrooms, modern shower room, corner plot having enclosed wrap around gardens, driveway providing ample off street parking, detached sectional garage, UPVC double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door gives access to:

Entrance hallway

Having radiator, large under stairs cupboard recess and spotlights to ceiling.

Door from entrance hallway gives access to:

Open plan lounge/diner/kitchen

22'7 x 20'4

The lounge area comprises: two radiators, recessed spotlights to ceiling, glazed rood window, UPVC double glazed door giving access to outside of property with UPVC double glazed window to side. The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, fitted wooden style worktops with inset 1 1/2 sink drainer unit with mixer tap over, breakfast bar, tiled floor, integrated double oven, four ring gas hob with stainless steel cooker canopy over, integrated fridge freezer, dishwasher and washing machine, UPVC double glazed window to front, recessed spotlights to ceiling, glazed roof window.

Doors from entrance hallway then give access to: To two ground floor bedrooms and refitted bathroom.

Bedroom

15'0 x 11'11

Having two UPVC double glazed windows, range of fitted wardrobes, recessed spotlights and coving to ceiling, radiator.

Bedroom

12'0 x 10'2

Having two UPVC double glazed windows, radiator, coving to ceiling.

Refitted bathroom

Having a modern three piece suite comprising: Panelled bath with wall mounted electric shower, glazed shower screen to side, pedestal wash hand basin, low flush WC, part tiled to walls, wall mounted extractor fan, shaver point, UPVC double glazed window, radiator.

Doors from open plan lounge/diner/kitchen and from ground floor bedroom the gives access to:

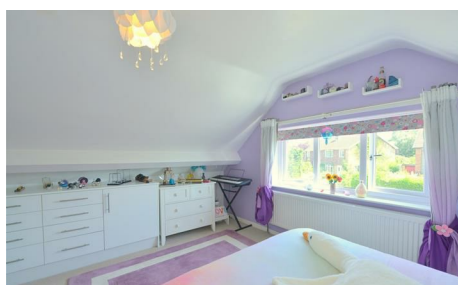
Inner hallway

With stairs rising to:

First floor landing

Having linen store cupboard, small study area. From first floor landing doors give access to: Two further bedrooms and shower room.





Bedroom

13'10 max x 13'7

Having a part sloping ceiling, radiator and UPVC double glazed window, together with access to a boarded loft storage space, providing useful additional storage.

Bedroom

13'9 x 13'6 max reducing down to 10'8

Having a part sloping ceiling, UPVC double glazed window and radiator, with access to a boarded loft storage space providing useful additional storage.

Shower room

Having corner tiled shower cubicle with wall mounted electric shower, low flush WC, wash hand basin with storage cupboards and drawers below, wall mounted extractor fan, tiled floor, heated chrome style towel rail, recessed spotlights to ceiling.

Outside

The property occupies a pleasing corner plot. The front gardens of the property comprises: Lawn gardens with a tarmac pathway leading to front door, barked borders with mature shrubs, mature hedging screening the pedestrian pathway and road. This garden then mapped round to the side where there is a further lawn garden area and mature hedging. A double width paved pathway the extends to the rear of the property which gives access to a low maintenance enclosed paved terrace with outside double plug point and cold water tap. Parking for the property is provided by a tarmac driveway providing ample off street parking. Access is then given to:

Single sectional garage

19'10 x 10'6 approx

Having twin timber doors, glazed windows, power and lighting, together with a pedestrian access door to the side.

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.

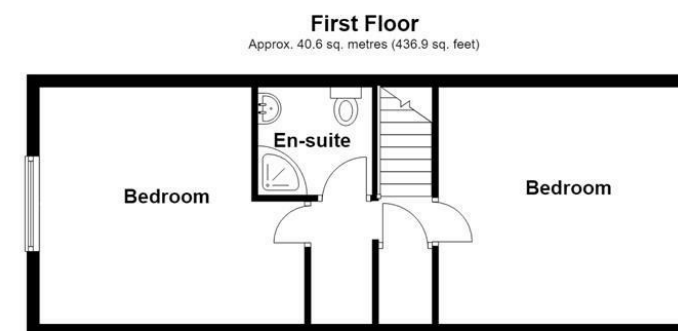
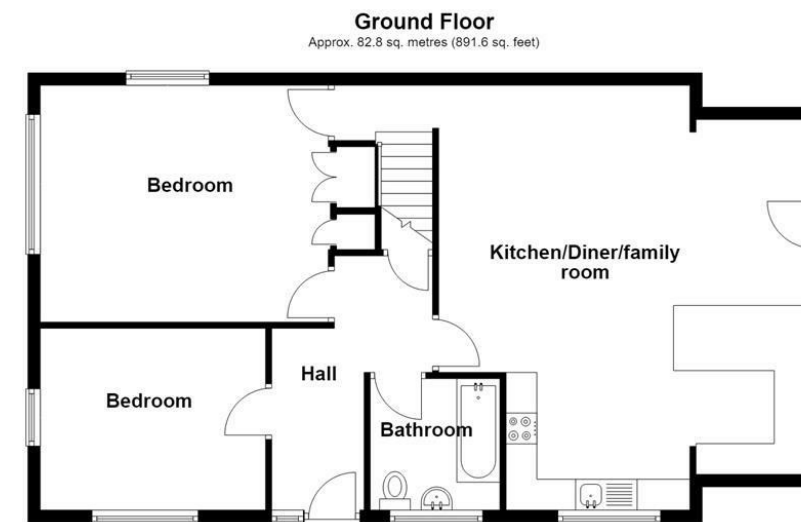
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Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 123.4 sq. metres (1328.5 sq. feet)

For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.