

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

www.hbshrop.co.uk



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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 £490,000

Viewing: strictly by appointment
through the agent

The accommodation briefly comprises of the following: Entrance porch, hallway, spacious lounge, attractive kitchen/breakfast room, utility room, refitted cloakroom, side lobby, dining room/garden room, ground floor bedroom, first floor landing having three further double bedrooms one of which has a feature enclosed walk-out balcony, refitted family shower room, front and substantial private well established southerly facing rear gardens leading down to the Cound brook (the property sits in a plot size approaching 0.36 of an acre), driveway providing ample off street parking, garage, UPVC double glazing, gas fired central heating, sought after village location. Viewing is highly recommended.

The accommodation in greater detail comprises:

A spacious, versatile and well presented 4 bedroom detached split level property occupying a generous plot extending to approximately 0.36 of an acre. The property provides an excellent balance of generous internal accommodation and exceptional outside space, making it an ideal home for families or those simply looking for a peaceful countryside setting without sacrificing convenience. One of the property's most appealing features is its private south facing rear gardens, which provide an excellent degree of privacy and extends down to the Cound brook, creating a wonderful peaceful backdrop and lovely connection with the surrounding natural environment. The substantial plot offers plenty of space for outdoor entertaining, relaxation and family enjoyment, together with considerable potential for those to further enhance the garden. 26 Harley Road is situated in the highly regarded sought after village of Condover, a picturesque rural community set amongst the beautiful countryside. Condover offers a strong sense of community and is surrounded by the some of the areas most attractive countryside, with lovely walks and footpaths close at hand. The village also benefits from a local children's playpark, highly regarded school providing excellent facilities for families, while nearby golfing facilities further add to the areas recreational appeal. The village is well placed for easy access to medieval town centre of Shrewsbury which provides an extensive range of amenities which including an excellent collection of independent and national shops, supermarkets, cafe, restaurants, bar and leisure facilities, together with highly regarded schools and wide range of everyday services. In summary this is a rare opportunity to acquire a property of this stature and early viewing comes highly recommended by the selling agent.

Wooden framed glazed entrance door gives access to:

Entrance porch

Having wooden framed glazed windows, replaced UPVC double glazed entrance door with matching window to side give access to:

Entrance hallway

Having Canadian maple wooden flooring. Door from entrance hallway gives access to:

Attractive kitchen/breakfast room

21'10 x 9'10

And comprises: A range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, Neff stainless steel finish hide and slide electric oven with four ring induction hob over with concealed cooker canopy, integrated fridge freezer, part wood effect vinyl floor covering, under unit lighting, tiled splash surrounds, two UPVC double glazed windows to front, recessed spotlights to ceiling, wine rack.

Door from kitchen/breakfast room gives access to:

Utility room

5'11 x 5'1

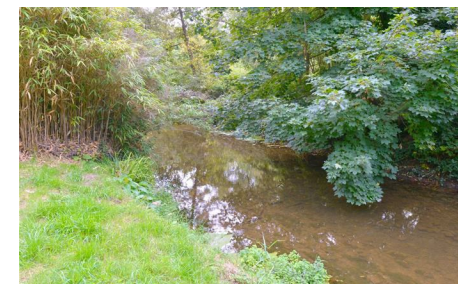
Having base unit, fitted worktop with inset stainless steel sink and mixer tap over, space for washing machine, space for slimline dishwasher, UPVC double glazed window to front, vinyl wood effect floor covering.

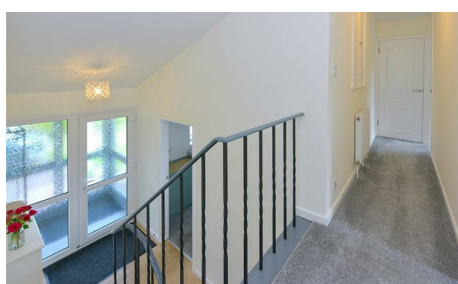
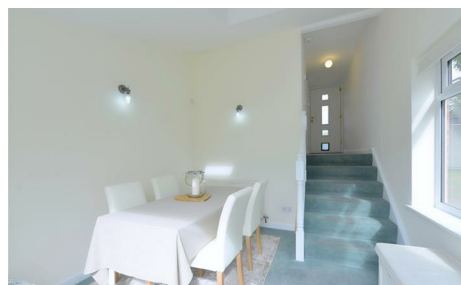
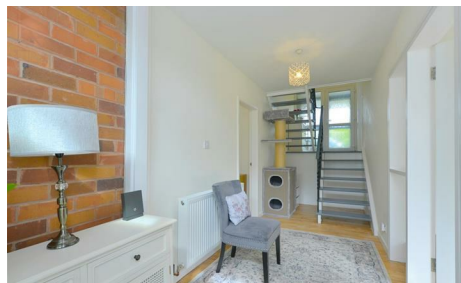
Sliding door from utility room give access to:

Refitted Cloakroom

Having low flush WC, fully tiled to walls, wood effect vinyl floor covering,

UPVC double glazed door from utility room gives access to:





Side lobby

Having replacement composite double glazed door giving access to front of property, useful walk-in brick store.

Steps from side lobby gives access to:

Garden room/dining room

9'7 x 9'4

Having UPVC double glazed French doors giving access to rear gardens, UPVC double glazed windows to side, radiator, two wall light points, double glazed Velux roof window with fitted blinds.

From entrance hallway staircase descends down to:

Inner hallway

Having Canadian maple wooden flooring, radiator, replaced UPVC double glazed full length sliding patio door giving access to rear of property.

Door from inner hallway gives access to:

Lounge

21'10 x 12'4

Having large UPVC double glazed window overlooking the property's rear gardens providing a pleasing aspect, two radiators, coal effect electric remote control fire set to marble style hearth with matching fire surround, coving to ceiling, two wall light points.

Door from inner hallway gives access to:

Bedroom

12'4 x 10'10

Having UPVC double glazed window overlooking the property's rear gardens providing a pleasing aspect, radiator, Canadian maple wooden flooring.

From entrance hallway staircase leads to:

First floor landing

Having large storage cupboard, shelved linen store cupboard, radiator.

From first floor landing door then give access to: Three further bedrooms and shower room.

Bedroom

13'11 x 10'7

Having UPVC double glazed window providing a beautiful aspect over the property rear gardens, towards the local brook, farmland, countryside and beyond, radiator, coving to ceiling, two built-in double wardrobes with storage cupboards above.

Bedroom

14'1 x 9'10 excluding recess

Having radiator, UPVC double glazed window providing a lovely aspect over the property's rear gardens and towards the local brook and surrounding countryside, tilt and slide UPVC double glazed door gives access to feature enclosed partially covered walk-out balcony.

Bedroom

10'10 x 9'6

Having radiator, UPVC double glazed window providing a lovely aspect over the property's rear garden, neighbouring property's, local farmland and beyond, loft access.

Refitted family shower room

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

Outside

To the front of the property there are good size lawn gardens with inset shrubs, mature shaped bushes and trees. Paved pathway gives access to the front door and to the side lobby of the property. To the side of the front gardens there is a good size tarmacadam driveway providing ample off street parking. Up and over door from driveway gives access to:

Garage

18'11 max reducing down to 13'1 min x 8'11

Having UPVC single glazed window to side, wall mounted Worcester gas fired central heating boiler, fitted power and light. Gate pedestrian side access then leads to a lawn garden area with further mature shrubs and paved pathway giving access to the property's:

Well established substantial rear garden

Which comprise: large paved sun terrace, crazy paved patio area, timber garden shed and metal shed, tiered lawn gardens with gravel steps with timber handrail then leads down to a further large lawn garden area which then leads down to the Count brook. The gardens benefit from an array of mature trees, shrubs, plants and bushes. The rears are enclosed to two sides. The rear gardens offer high levels of privacy and tranquility, along with a south facing aspect. The property sits in a plot extending to around 0.36 of an acre.

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.

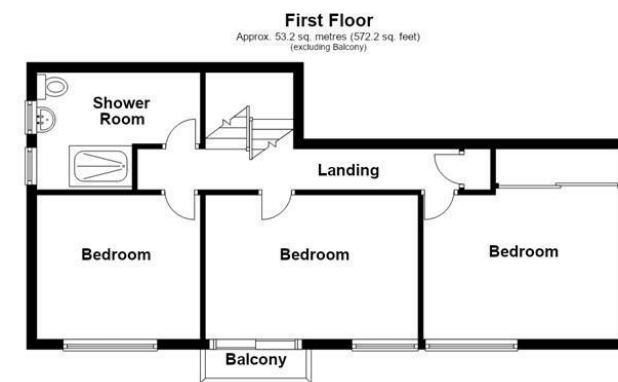
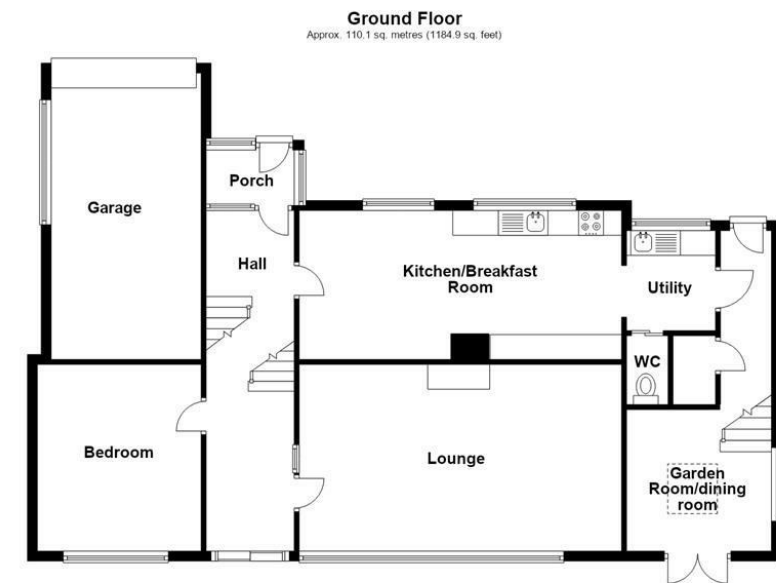
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Disclaimer

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. 163.2 sq. metres (1757.1 sq. feet)

For illustrative purposes only. Not to scale.
Prepared by Shropshire Property Professionals
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Plan produced using PlanUp.