



Roger  
Parry  
& Partners

25 Harley Road, Condover, Shrewsbury, SY5 7AZ







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Offers In The Region Of £350,000

This home offers extensive accommodation to fit a number of differing individual needs particularly for those looking for multiple household living. The accommodation presently consists of an entrance hall, large open-plan living area, with generous kitchen leading off three downstairs bedrooms with either ensuite shower rooms or bathrooms together with a study and utility room. Upstairs the property has two further double bedrooms, both with ensuite shower rooms, and a further separate shower room. The property has the benefit of gas heating double glazing extensive off-road parking and good-sized gardens. Harley Road occupies a central location within the extremely popular village of Condover, conveniently situated just 6 miles south of the market town of Shrewsbury. The village has a good selection of amenities including a shop/post office, junior school, and church.





**Entrance Hall**

16'2 x 5'5 (4.93m x 1.65m )

With ceramic tiled flooring, lighting points, telephone point, understairs storage cupboard, staircase leading to first floor.

**Open Plan Living Area**

21'3 x 17'2 (6.48m x 5.23m )

With wood effect laminate flooring, power and lighting points, TV aerial socket, useful storage cupboard, uPVC double glazed window overlooking gardens with matching double French doors alongside, open plan living area opens into:

**Kitchen**

13'0 x 10'3 (3.96m x 3.12m )

With range of units comprising stainless steel sink unit set into granite effect laminate worksurfaces, extending to three wall sections with extensive range of cupboards and drawers under and tile splash above, range of eye level cupboards to one wall, built in electric ceramic hob with built in oven below and extractor fan above, built in fridge and freezer (appliances not tested) plumbing set for dishwasher, ceramic tiled flooring, central light point, power points, TV aerial socket, tiled sill to uPVC double glazed window to the rear.

**Study**

8'3 x 7'6 (2.51m x 2.29m )

With wood effect laminate flooring, power and lighting points, telephone point, double glazed window to the rear with matching service door alongside.

**Bedroom One**

11'6 x 9'7 (3.51m x 2.92m )

With wood effect laminate flooring, boxed radiator, power and lighting points, TV aerial socket, double glazed window to the front, door to:

**Ensuite Bathroom**

Fitted with white suite comprising panelled bath with shower attachment above, WC and wash basin, vinyl floor covering, lighting point, extractor fan, high level uPVC double glazed opaque glass window to the front, linking door back to entrance hall.

**Bedroom Two**

12'6 x 12'6 (3.81m x 3.81m )

With wood effect laminate flooring, radiator, power, and lighting points, built in wardrobe with hanging rail and further cupboard above, uPVC double glazed window to the front, TV aerial socket, door to:

**Ensuite Wet Room**

With fitted shower, pedestal wash hand basin and WC, full tiled to all walls, lighting point and extractor fan.

**Bedroom Three**

12'10 x 11'5 (3.91m x 3.48m )

With wood effect vinyl floor covering, radiator, power and lighting points, TV aerial socket, uPVC double glazed window to the side, door to ensuite bathroom.

**Ensuite Bathroom**

Fitted with panelled bath with shower attachment, pedestal wash basin, low level flush WC, lighting point and extractor fan, fully tiled to all walls, vinyl floor covering.

**Landing**

With central light point, door to:

**Shower Room**

Fitted with shower cubicle with fitted Triton electric shower unit with pivot door, pedestal wash basin, WC, tile effect flooring, uPVC double glazed opaque glass window to the rear, lighting point and extractor fan.

**Bedroom Four**

18'2 x 11'0 (5.54m x 3.35m )

With radiator, power and lighting points, uPVC double glazed Dormer window to the front, door to:

**Ensuite Shower Room**

Fitted with shower cubicle with fitted electric Triton Millennium shower unit with pivot door, pedestal wash basin and WC, vinyl floor covering, lighting point, extractor fan and uPVC double glazed opaque glass window to the rear.

**Bedroom Five**

12'9 x 11 (3.89m x 3.35m)

With boxed radiator, power and lighting points, TV aerial socket, vanity wash hand basin set to one corner, uPVC double glazed opaque glass window to the side with further secondary glazing, door to:

**Ensuite Shower Room**

With fitted shower cubicle with fitted Triton Millennium electric shower unit with pivot door, WC, vinyl floor covering, lighting point and extractor fan, uPVC double glazed opaque glass window to the rear.

**Outside Front**

The property is approached through sliding wrought iron gate leading onto good sized tarmac parking and turning area with further large, gravelled area alongside, outside water tap and outside lighting, front gardens are enclosed by mature hedging and walling to the front, driveway gives access also to the laundry/ Boiler room. Paved pathway runs across the front of the property to the wooden gate on the right hand side giving access to further paved pathway situated to the side of the property, which extends through a second wooden gate to the rear.

**Laundry/ Boiler Room**

With basic laminate worksurface with shelving under, tiled floor, plumbing for washing machine, gas fired boiler supplying domestic hot water and central heating with cylinder alongside, power and lighting points.

**Rear Gardens**

From the French doors of the open plan living area out onto large, paved sun patio extending across the width of the property with good sized lawns extending intersected by concrete pathway, gardens are enclosed by a variety of wooden fencing with outside lighting and outside water tap, (summer house not included in the sale.)

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 6 Mbps & Superfast 175 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

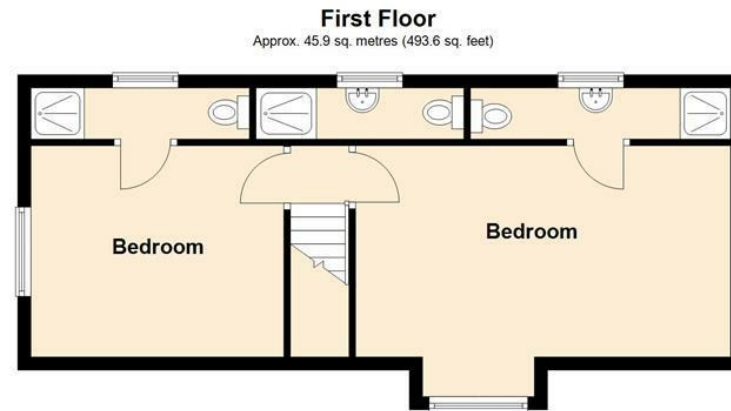
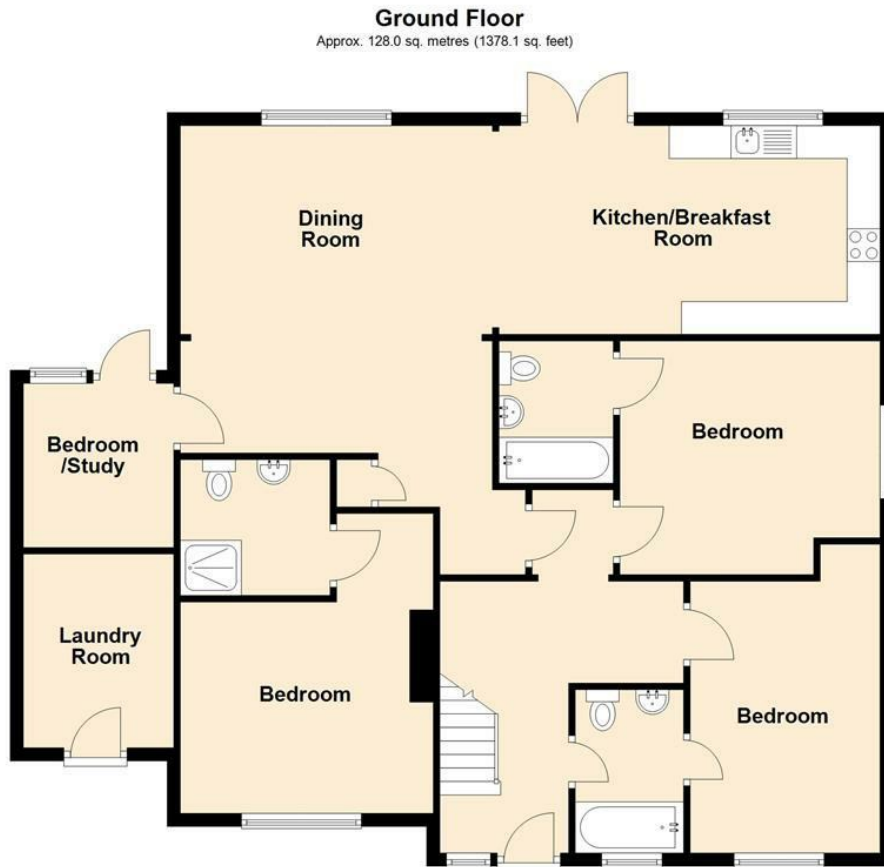
**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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Floor Plan  
(not to scale - for identification purposes only)



Total area: approx. 173.9 sq. metres (1871.7 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

**Local Authority:** Shropshire Council

**Council Tax Band:** C

**EPC Rating:** C

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### **Directions:**

From Shrewsbury take the A49 south through Bayston Hill taking the next left turn signposted Condober. On reaching the village turn right at the school (Station Road) the first left into Harley Road. No25 is situated after a short distance on the left-hand side

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.