



7 Hall Gardens, Condover, Shrewsbury, Shropshire, SY5 7BD

Offers in the Region Of £325,000

A beautifully presented 3 bedroom end of terrace property situated in this popular village on the outskirts of Shrewsbury. The accommodation includes Entrance Hall, Living Room, Kitchen/Dining Room, Conservatory, Cloakroom/WC, 3 Bedrooms, 4-piece Bathroom Suite, Attractive Garden, Garage, Driveway, GCH, DG. No Upward Chain.
Early Viewing Highly Recommended.



7 Hall Gardens, Condoover, Shrewsbury, Shropshire, SY5 7BD Ref: 4814

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed wooden entrance door.

Entrance Hall

A lovely light hallway with tiled flooring, radiator, staircase leading to First Floor Landing.

Cloakroom/WC

Fitted with wash basin and WC, tile flooring, half tiled walls, double glazed window to the front.

Living Room 14' 10" x 10' 10" (4.52m x 3.30m)

Double glazed window to the front, radiator, feature fireplace with fuel effect fire inset, wall lights.

Kitchen/Dining Room 18' 5" x 12' 6" (5.61m x 3.81m)

Attractively fitted with white gloss units, work tops with inset 1 1/2 bowl sink unit, tiled splash to work areas, freestanding appliances include Rangemaster cooking range with filter hood over, fridge/freezer, washing machine and dishwasher. Tiled flooring double glazed window overlooking rear garden, radiator, double glazed window and door to Conservatory.

Conservatory 14' 4" x 11' 2" (4.37m x 3.40m)

A lovely, spacious room, double glazed windows, French doors opening onto rear garden, pitched polycarbonate roof, tiled flooring,

First Floor Landing

Access to loft space, cupboard housing Worcester Green Star gas central heating boiler, hot water cylinder, slatted shelving.

Bedroom 1 14' 9" x 11' 0" (4.49m x 3.35m)

Double glazed window to the front, radiator, built in double wardrobe.

Bedroom 2 12' 1" x 8' 11" (3.68m x 2.72m)

Double glazed window to the rear, radiator, built in double wardrobe.

Bedroom 3 10' 7" x 6' 8" (3.22m x 2.03m)

Double glazed skylight to the front, radiator.

Bathroom 8' 8" x 5' 8" (2.64m x 1.73m)

Attractively fitted with 4 piece white suite including bath, tiled corner shower cubicle, wash basin set to vanity unit with cupboard below, WC, double glazed skylight to the rear, heated towel rail, half tiled walls incorporating shelf.

Outside - Front

The property is approached over a pathway leading to the entrance door with lawns to either side. Pathway to the side provides access to the rear.

Rear Garden

A really nice feature of the property is the, private, enclosed rear garden. Approached onto a paved patio which extends to a pathway leading to the rear of the garden and provides access to Driveway and Garage. The garden is mainly laid to lawn with raised bed the left hand side and enclosed by high level timber fencing.

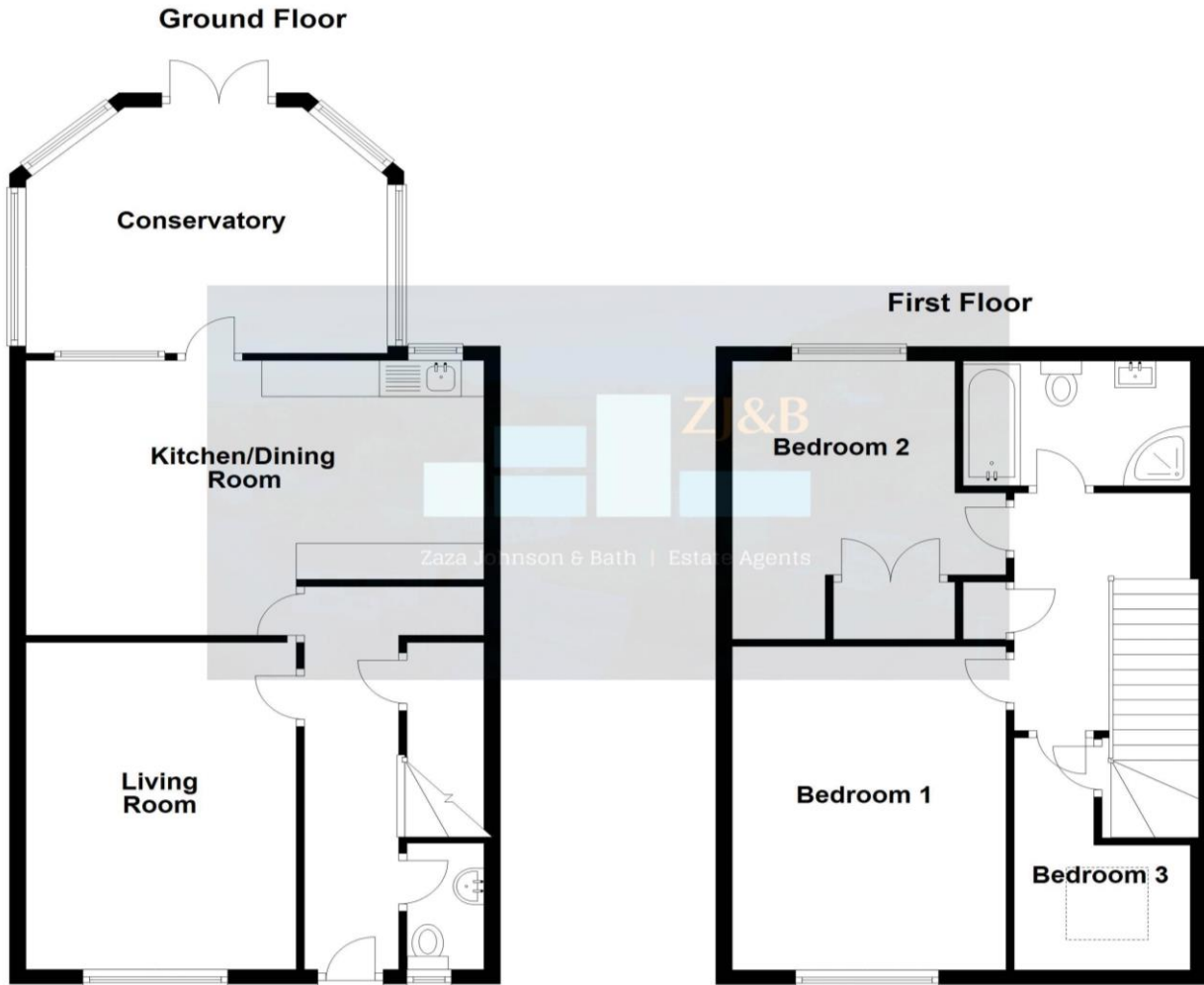
Driveway and Garage

The drive and garage area located at the rear of the property. The Garage has an up and over door, light and power and door to the side.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Energy performance certificate (EPC)

7 Hill Gardens, Conover, Stroud, G15 7BD	Energy rating C	Valid until: 7 April 2032
		Certificate number: 0510-2956-3540-2902-0791

Property type	end-terrace house
Total floor area	114 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions.](#)

Energy rating and score

This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
 For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0510-2956-3540-2902-0791>



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage