



## 19 Harley Road, Condover, Shrewsbury, Shropshire, SY5 7AX

### Offers in the Region Of £289,995

A well maintained 3 bedroom semi-detached property situated in a corner position providing a large plot with beautiful gardens. Condover is a popular village on the outskirts of Shrewsbury within easy access of link roads and retail park. The accommodation includes Entrance Hall, Through Living/Dining Room, Garden Room, Kitchen, Utility Room, Downstairs WC, 3 Bedrooms, Shower Room, Established Gardens to the front and rear, Driveway and Garage. Early Viewing Highly Recommended.



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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

Entrance storm porch, double glazed uPVC entrance door.

**Entrance Hall** 10' 4" x 8' 3" (3.15m x 2.51m)  
Carpet, double glazed side window, staircase leads to First Floor Landing, wall mounted electric heater, under stairs storage, useful built in cloaks cupboard.

### Through Living/Dining Room

Carpet, double glazed window to the front, attractive open fireplace, 2 wall mounted electric heaters, glazed double doors lead to Garden Room.

**Living Room** 15' 7" x 12' 0" (4.75m x 3.65m)

**Dining Room** 8' 11" x 12' 0" (2.72m x 3.65m)

**Kitchen** 11' 10" x 8' 3" (3.60m x 2.51m)  
Tiled flooring, 2 double glazed windows to the side. Attractively fitted with cream fronted Shaker style units with laminate work tops, inset stainless steel sink unit, space for cooker.

**Garden Room** 8' 2" x 12' 10" (2.49m x 3.91m)  
Wood effect vinyl flooring, wall mounted electric heater, double glazed French doors with side windows open onto rear garden door to Utility.

**Utility Room** 5' 5" x 6' 7" (1.65m x 2.01m)  
Tiled flooring, uPVC door to the side, wall mounted electric heater, plumbing for washing machine, wall mounted cupboard.

**Downstairs WC** 3' 8" x 4' 11" (1.12m x 1.50m)  
Fitted with wash basin and WC, double glazed window to the rear.

**First Floor Landing** 6' 8" x 8' 3" (2.03m x 2.51m)  
Double glazed window to the side.

**Bedroom 1** 12' 6" x 11' 11" (3.81m x 3.63m)  
Carpet, double glazed window to the front, built in bedroom furniture including wardrobes, overhead storage and drawers.

**Bedroom 2** 12' 1" x 12' 0" (3.68m x 3.65m)  
Carpet, double glazed window to the rear.

**Bedroom 3** 8' 7" x 8' 4" (2.61m x 2.54m)  
Double glazed window to the front, built in over stairs storage cupboard.

**Shower Room** 8' 9" x 8' 3" (2.66m x 2.51m)  
Attractively fitted with good size corner shower cubicle with mixer shower, wash basin and WC set to large vanity unit with storage, 2 double glazed windows to the side, tiled flooring, fully tiled walls, wall mounted electric heater, extractor fan, towel radiator, built in airing cupboard housing hot water cylinder, access to loft.

**Garage** 18' 1" x 8' 4" (5.51m x 2.54m)

### Rear Garden

A lovely, good size garden, which has been well maintained. Approached onto a paved patio with lawn beyond, well established shrub and flower beds, enclosed by hedging to both sides, with trees set around giving plenty of privacy. Garden shed set to concrete base.

### External - Front

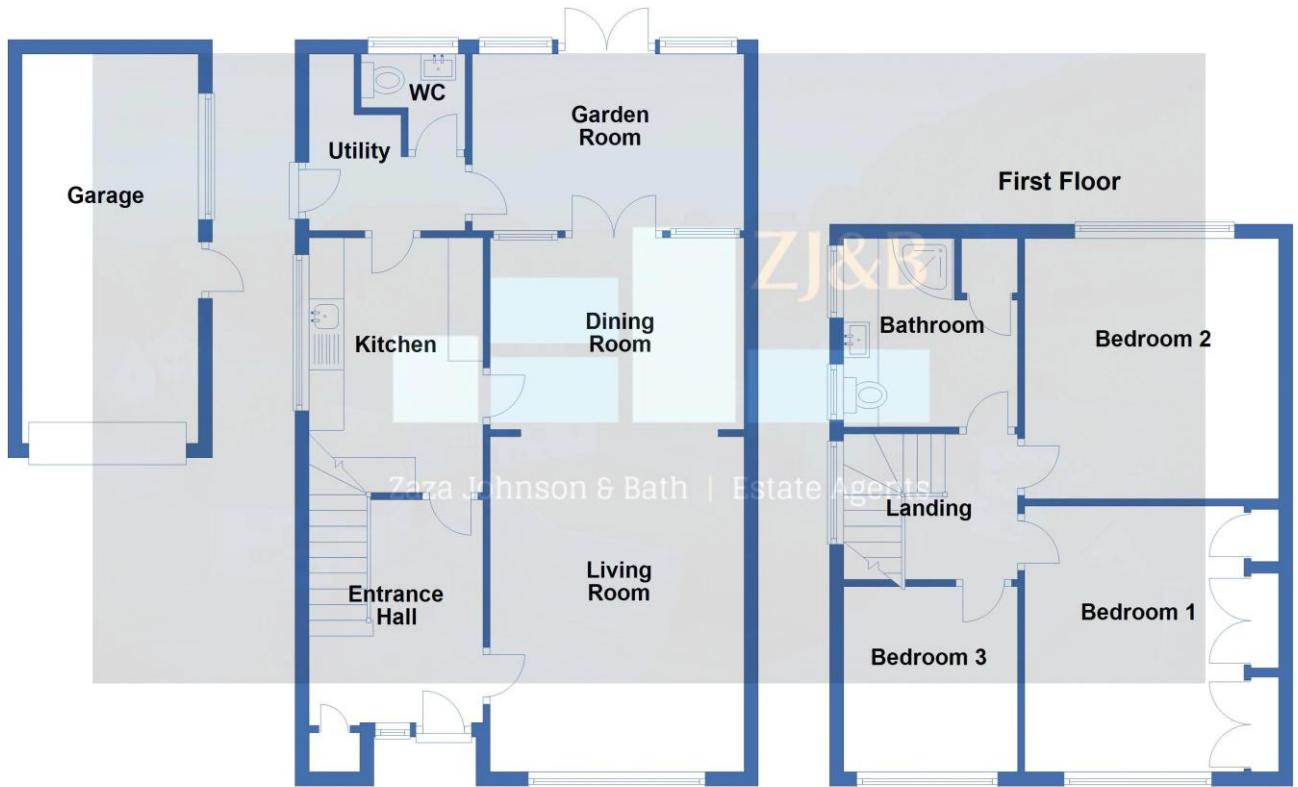
Good size driveway providing ample parking and access to Garage. Beautifully maintained, large front garden providing lawn with well established shrub and flower beds. Enclosed by brick wall to the front with wrought iron gates.

### Council Tax Band C

**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**

## Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool not an exact replication of the property. Plan produced using PlanUp  
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## FLOOR PLANS FOR GUIDANCE ONLY

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

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### Energy performance certificate (EPC)

13 Henley Road Crowthorne Berkshire RG4 9AT	Energy rating <b>F</b>	Valid until 8 July 2024
		Certificate number 0360-2401-2330-2804-8925

Property type Semi-detached house

Total floor area 112 square metres

#### Rules on letting this property

##### **i** You may not be able to let this property

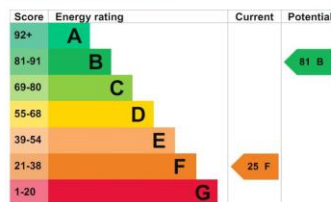
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) [here](#) [www.gov.uk/guidance/energy-ratings-property-owners-energy-efficiency-standards-epc-2023](#)

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

#### Energy rating and score

This property's energy rating is F. It has the potential to be B.

[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

<https://find-energy-certificates.service.gov.uk/energy-certificates/0360-2401-2330-2804-8925>

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### **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**