



20 Station Road, Condover, Shrewsbury, SY5 7BQ

3 bedroom semi-detached house — £305,000 Freehold

20 Station Road, Condover, Shrewsbury, SY5 7BQ

£305,000 Freehold — 3 bedroom semi-detached house

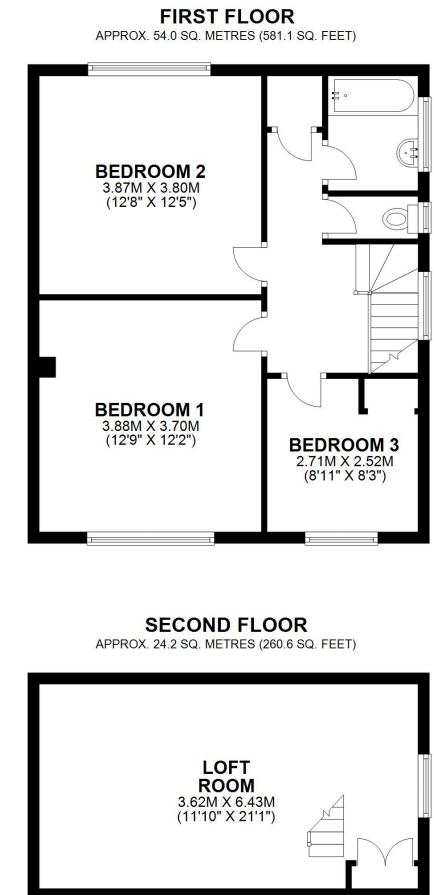
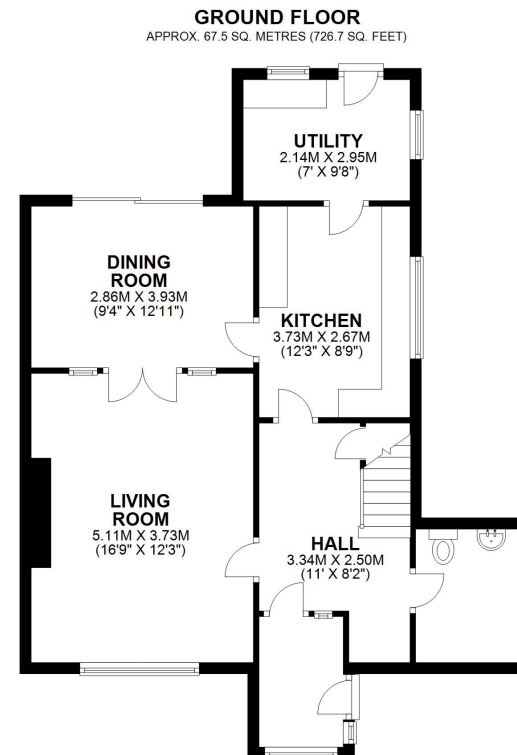
sales@cgpooks.co.uk

Coopergreenpooks.co.uk

A well-proportioned and extended semi-detached family house situated in a fantastic position on the fringe of this very popular village, with a lovely private garden backing onto open fields.

KEY FEATURES

- Entrance porch and hall with good sized cloakroom.
- Separate living and dining rooms connected by feature floor to ceiling glazed double doors and side screens. The living room has a wood burner and window to front, whilst the dining room has patio doors to rear garden, as well as further door to kitchen.
- Fitted kitchen and an adjoining utility room which also provides access to rear.
- Staircase from hall to landing, where there are 3 bedrooms, a bathroom and separate WC.
- There is also a sizable loft room with window to side, which provides space for a superb hobbies room or home office.
- Partially double glazed windows and gas fired central heating.
- Driveway offering parking for about 3 cars and access to a single garage.
- Attractively landscaped and mature front and rear gardens which are mainly laid to lawn with established beds and borders. The rear garden also has seating areas and wonderful views across the adjoining countryside. In addition to which there is a combined garden and hobbies shed with power and lighting.
- Excellent location, just a few minutes' walk from Condover Primary school and Golf Club, as well as the local village shop, football and cricket pitch. Shrewsbury Town is also just a 10-minute drive from the property.



TOTAL AREA: APPROX. 145.7 SQ. METRES (1568.4 SQ. FEET)

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 and not an exact replication of the property.
Plan produced using PlanUp.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk











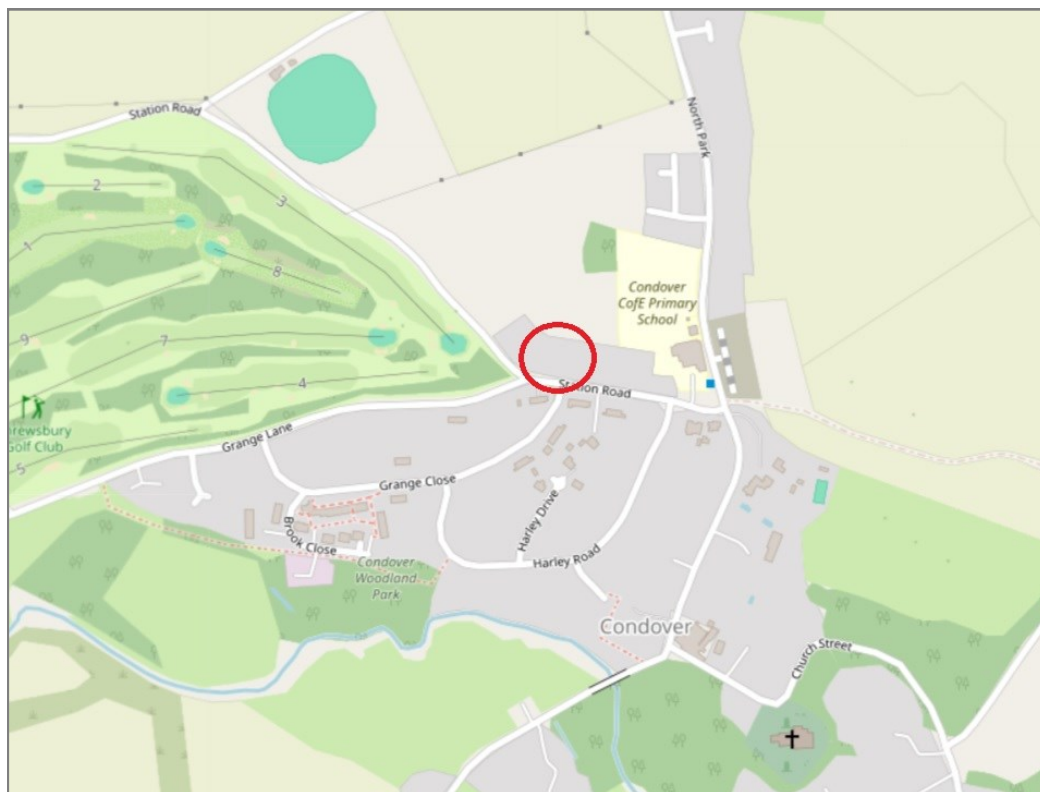
20 Station Road, Condover, Shrewsbury, SY5 7BQ

£305,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band D
Services	All mains services are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

20 Station Road, Condover, Shrewsbury, SY5 7BQ

Coopergreenpooks.co.uk

£305,000 Freehold — 3 bedroom semi-detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.