



45 Grange Lane, Condover, Shrewsbury, SY5 7BE

3 bedroom semi-detached house—£290,000 Freehold

45 Grange Lane, Condover, Shrewsbury, SY5 7BE

Coopergreenpooks.co.uk

£290,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

This extensively improved and very well-presented semi-detached house, is located in a lovely setting on the fringe of the popular village of Condover, with a private south facing rear garden and views of Shrewsbury golf course to the front.

KEY FEATURES

- Entrance hall with doors to living room and cloakroom.
- Living room with wood burner and windows to 2 elevations.
- Open plan kitchen/dining room with wood effect flooring, part glazed door to side, window and glazed double doors to garden room.
- Impressive range of recently fitted units to kitchen area, with integrated appliances and breakfast bar.
- Garden room with flooring to match kitchen, windows and glazed double doors to rear garden.
- Off the garden room there is a door to a useful home office that could be used as an occasional 4th bedroom or playroom, from which there is a door to the separate utility room.
- Staircase from dining area to the first-floor landing with built in storage and window to side.
- 3 bedrooms (2 with built in wardrobes) and a bathroom which has been recently fitted to a high standard.
- uPVC double glazed windows and recently installed gas fired central heating.
- Lawned front garden and an adjoining driveway which provides parking for about 3 cars and access to a useful store, which was formerly part of the garage.
- Private and attractively landscaped south facing rear garden, which is lawned with established shrubs, along with paved and decked seating areas.
- Lovely location overlooking the beautiful Shrewsbury Golf Club and within walking distance of the village store and its popular primary school. Meole Brace retail park is only a 10 minute's drive from the property and the town centre is less than 20 minutes.









45 Grange Lane, Condover, Shrewsbury SY5 7BE

£290,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

Coopergreenpooks.co.uk



Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

www.cgpooks.co.uk
sales@cgpooks.co.uk
01743 276666



rightmove 

 onTheMarketTM.com

 **RICS**
Regulated by RICS

45 Grange Lane, Condover, Shrewsbury SY5 7BE

£290,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

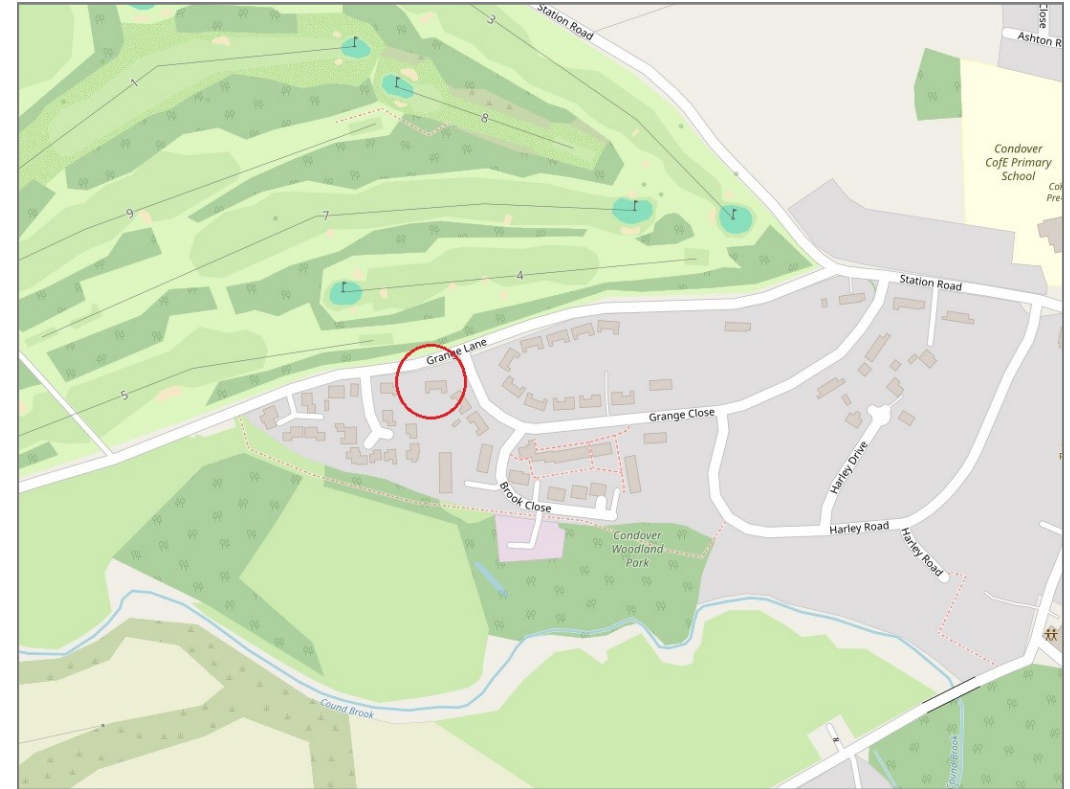
rightmove

onTheMarket.com

RICS
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band E
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.

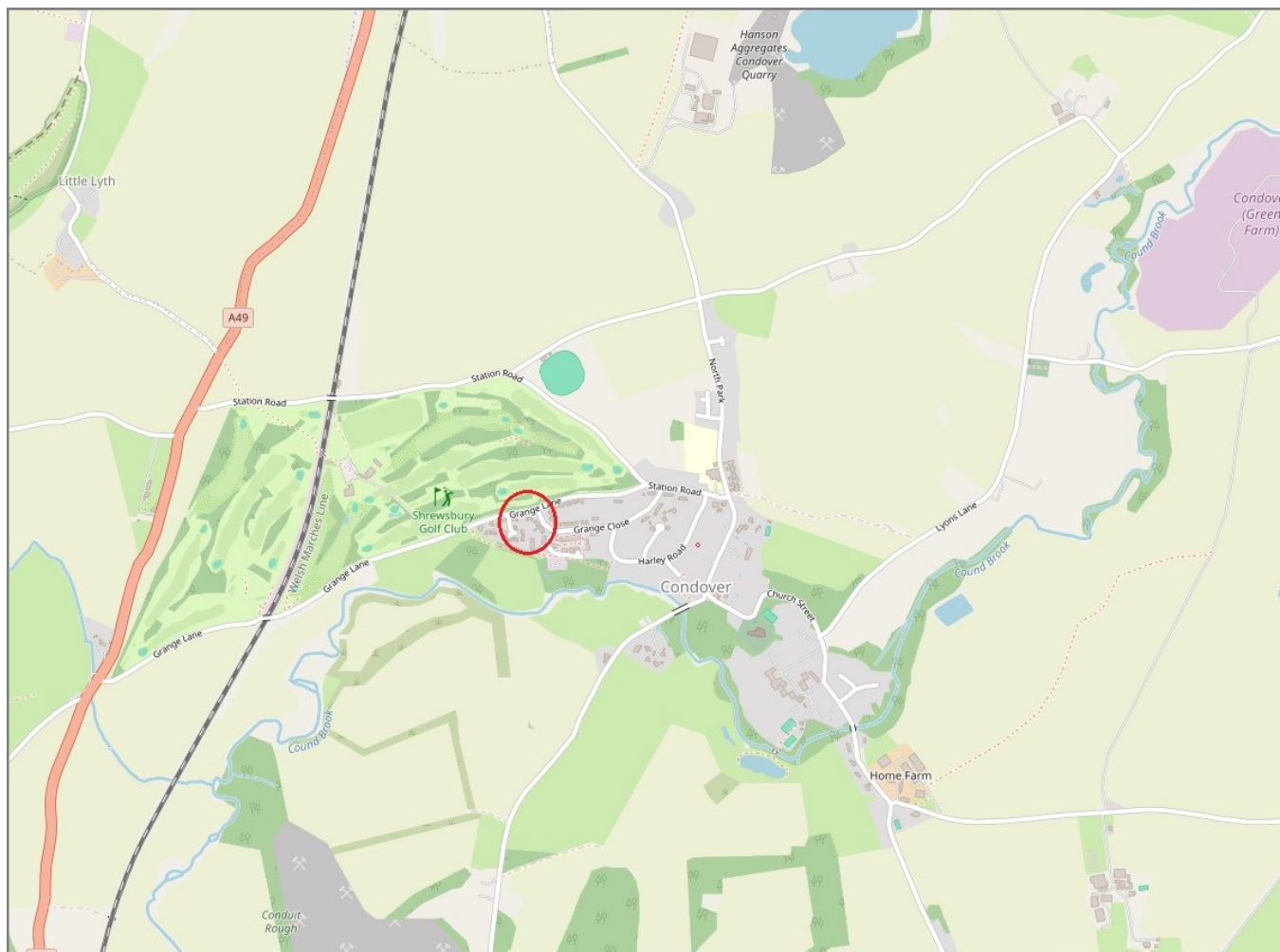
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

45 Grange Lane, Condover, Shrewsbury SY5 7BE

Coopergreenpooks.co.uk

£290,000 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.