

4 Harley Drive, Condover, Shrewsbury, Shropshire, SY5 7AY

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**Offers In The Region Of £275,000**

Viewing: strictly by appointment through the agent



Occupying a pleasing cul-de-sac position in this sought after village location, this is a spacious, versatile and well proportioned two/possible three bedroom detached dormer bungalow. Condover is only approximately five miles south of Shrewsbury and is very well placed for access to the M54 and excellent shopping facilities at Meole Brace south of Shrewsbury. The village of Condover has excellent schools, shops and amenities. Viewing is recommended.

The accommodation briefly comprises of the following: Entrance porch, reception hallway, lounge, dining room, kitchen/breakfast room, glazed lean to, ground floor snug /bedroom, bathroom, first floor landing having two double bedrooms, well established front and rear enclosed gardens, driveway, carport, garage, double glazing, electric heating. NO UPWARD CHAIN

The accommodation in greater detail comprises:

Wooden framed glazed double door and glazed window to side gives access to:

**Entrance porch**

Wooden framed glazed door gives access to:

**Reception hallway**

Having airing cupboard.

Wooden framed glazed door from reception hallway gives access to:

**Lounge**

20'4 max into under-stairs recess x 11'11  
Having three sealed unit double glaze windows, two radiators.

From reception hallway door gives access to:

**Dining room**

12'3 x 10'4  
Having two sealed unit double glazed windows, radiator, coving to ceiling.

Door from reception hallway gives access to:

**Kitchen/breakfast room**

10'7 max into recess x 10'4  
Having eye level and base units, fitted worktops, four ring electric hob, cooker canopy over, double oven, tiled effect flooring, night storage heater, sealed unit double glazed window to side.

Wooden framed glazed door from kitchen/breakfast room gives access to:

**Wooden framed glazed lean to**

17'10 x 7'8  
Having a range of glazed windows with glazed French doors giving access to rear gardens, stable style door to side.

From reception hallway door gives access to:

**Snug/ Possible ground floor bedroom**

13'5 x 11'10  
Having sliding patio door giving access to lean to, radiator, coving to ceiling.

Door from reception hallway gives access to:

**Bathroom**

Having bath with electric shower over, wash hand basin, low flush WC, sealed unit double glazed window to side, wall mounted pull cord electric heater.

From lounge stairs rise to:

**First floor landing**

Having eaves storage.

Doors then give access to: Two double bedrooms.

**Bedroom one**

17'0 x 9'11  
Having sealed unit double glazed window to front, night storage heater.

**Bedroom two**

13'6 x 10'0  
Having sealed unit double glazed window to rear, night storage heater, loft access.

**Outside**

To the front of the property there is a mature lawn garden with an array of shrubs, plants, bushes and mature trees. To the side of the there is a tarmac driveway which gives access to carport which in turn leads to a:

**Brick built garage**

Having up and over door, glazed window and door to side.

Access is the given to the property's :

**Rear gardens**

Which are laid to lawn, paved patio and pathways , mature shrubs and bushes. The rear gardens are enclosed by fencing.

**Services**

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND C**

**Tenure**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

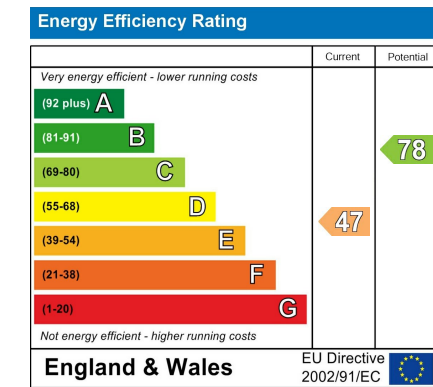
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.



**FLOORPLANS**



Total Area: 119.3 m<sup>2</sup> ... 1284 ft<sup>2</sup>  
All measurements are approximate and for display purposes only