



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

11 Harley Drive, Condover, Shrewsbury, SY5 7AY

£250,000 Region

To view this property please call us on **01743 236 800** Ref: C7520/WM/KQ

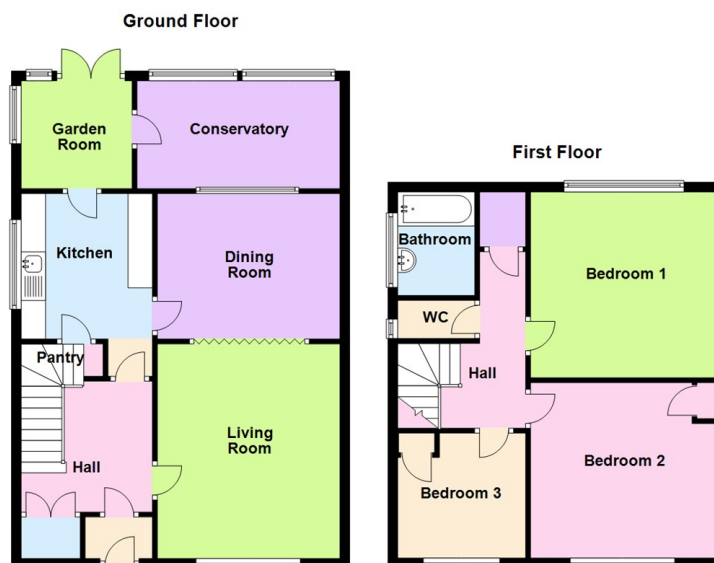
A mature three bedroom semi-detached house requiring modernisation and improvements.

This three bedroom semi-detached house requires modernisation and improvements, but provides well proportioned accommodation briefly comprising; entrance hall, living room, dining room, kitchen, garden room, conservatory, three bedrooms and bathroom. Single garage and parking and rear garden. The property benefits from gas fired central heating.

The property is pleasantly situated on this popular residential area in a convenient village location, with a good range of amenities, including primary school and nursery, village shop/post office and on a frequent bus service to the town centre, while also being well placed within easy reach of the Shrewsbury by-pass with M54 link to the West Midlands.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

14'6" x 12'4" (4.41m x 3.75m)

DINING ROOM

9'9" x 12'4" (2.98m x 3.75m)

KITCHEN

9'9" x 8'10" (2.98m x 2.70m)

Large pantry

GARDEN ROOM

CONSERVATORY

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

12'6" x 12'6" (3.82m x 3.82m)



BEDROOM 2

11'10" x 12'6" (3.60m x 3.82m)

BEDROOM 3

8'5" x 8'8" (2.57m x 2.63m)

BATHROOM

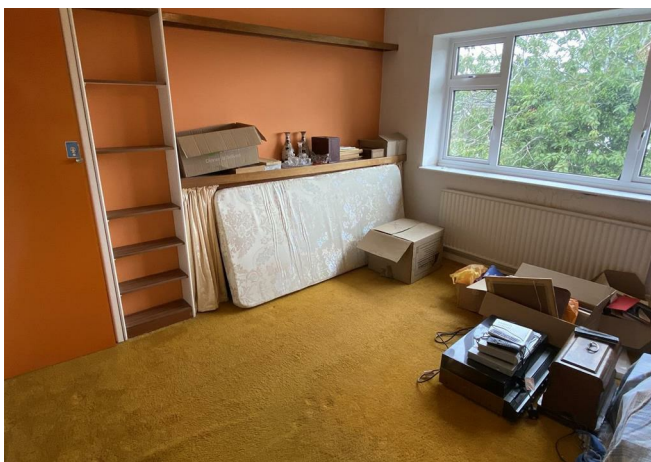
SEPARATE WC

OUTSIDE THE PROPERTY

SINGLE GARAGE

The property is approached over a concrete driveway providing ample parking and giving access to the garage. Front garden laid to lawn with shrub beds and borders.

Good sized enclosed REAR GARDEN laid to lawn with with mature trees, shrub beds and borders.

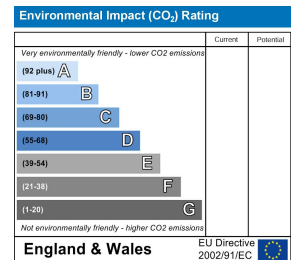
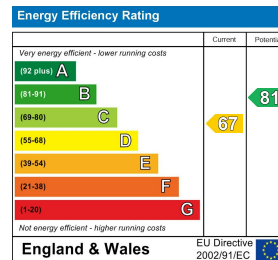


HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A49 (Hereford Road) pass through the village of Bayston Hill then take the next left hand turn towards Condover. Proceed into the village turning right by the Primary School into Station Road, immediately left into Harley Road. Follow the road round and then Harley Drive will be seen on the right hand side, the property being located on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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