



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Japonica Cottage, Condover, Shrewsbury, SY5 7AG

£320,000 Region

To view this property please call us on **01743 236 800** Ref: C7556/WM/KQ

A charming, neatly kept, two bedroom semi-detached cottage residence.

This charming, neatly kept two bedroom semi-detached country cottage residence provides well planned accommodation briefly comprising; entrance porch, dining room, kitchen, utility, living room, two bedrooms, shower room and separate wc. Spacious garden with superb views. The property benefit from gas fired central heating and double glazing.

The property occupies a pleasant and private location within this small village, approximately 5 miles south of Shrewsbury. Local amenities include a village shop/post office, primary school, Church and on a frequent bus service to Shrewsbury town centre.



INSIDE THE PROPERTY

ENTRANCE PORCH

Two windows

DINING ROOM

13'11" x 3'3" (4.25m x 1.00m)

Opening to:

KITCHEN

8'6" x 5'8" (2.58m x 1.73m)

Range of matching wall and base units

LIVING ROOM

18'10" x 11'2" (5.75m x 3.41m)

Feature fireplace

French doors to patio area

Door to:

UTILITY ROOM

3'7" x 8'11" (1.10m x 2.72m)

Door to side of the property.

STAIRCASE rising to FIRST FLOOR LANDING

BEDROOM 1

8'7" x 12'0" (2.62m x 3.65m)

Built in wardrobes

BEDROOM 2

8'7" x 9'11" (2.62m x 3.02m)

Built in wardrobes

SHOWER ROOM

Shower cubicle

Wash hand basin

SEPARATE WC

OUTSIDE THE PROPERTY

The property is approached through double wooden entrance gates over a gravelled driveway providing ample parking.

Large paved patio area to the front proving ideal entertaining space with views over the Church. Good sized lawn area with well stocked shrub beds and mature hedging providing privacy. Summerhouse.



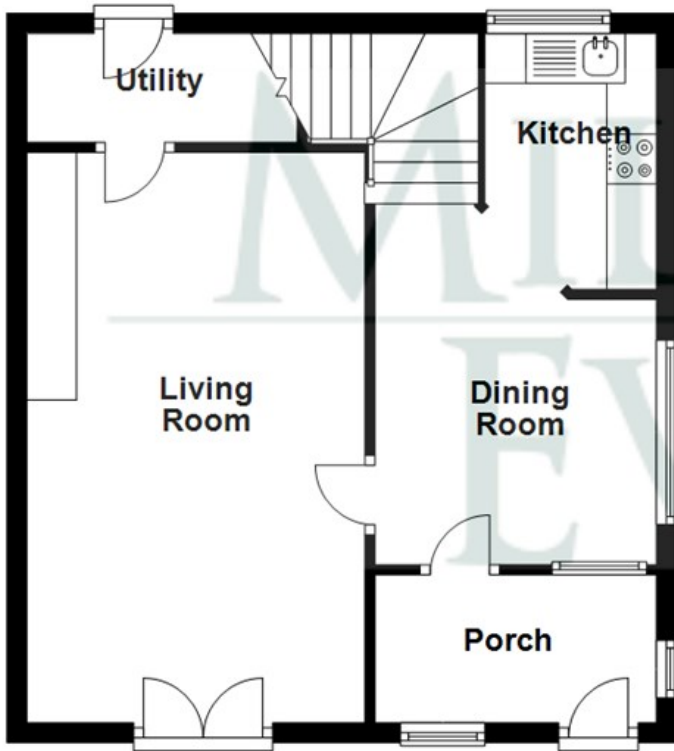




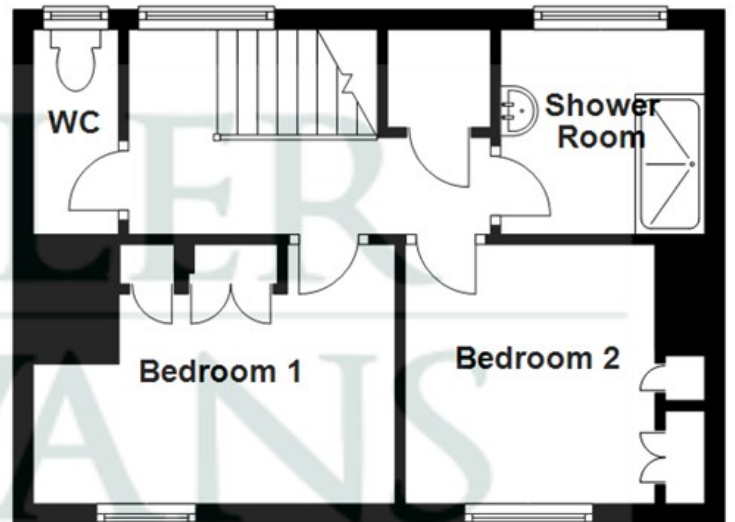


FLOOR PLANS ...

Ground Floor
Approx. 473.8 sq. feet



First Floor
Approx. 347.9 sq. feet



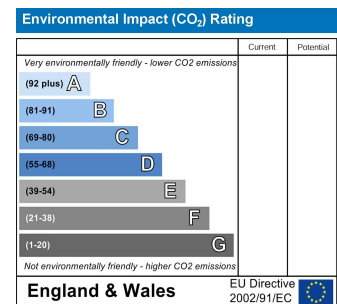
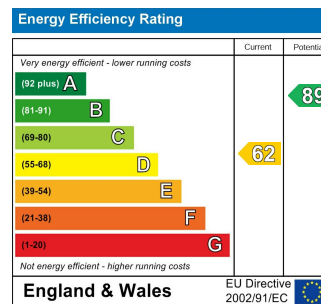
Total area: approx. 821.7 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A49 towards Bayston Hill. Shortly after passing through Bayston Hill, turn left signed to Condover. Continue into the village onto Station Road and bear left onto Church Street. Turn left at the Church and the property is the first property 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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