



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

4 Grange Court, Condover, Shrewsbury, SY5 7BU

£610,000

To view this property please call us on **01743 236 800** Ref: C7561/WM/KQ

An impressive, extended, five bedroom detached family home.

This impressive and well appointed five bedroom detached family home has been extended to provide spacious well planned accommodation briefly comprising; entrance hall, cloakroom, dining room, study, living room, superb open-plan kitchen/dining/family room, two utility rooms. Spacious master bedroom with en suite shower room, walk in wardrobe and Juliette balcony, second bedroom with en suite shower room, three further bedrooms and bathroom. Double garage and ample parking. Neatly kept gardens. The property benefits from gas fired central heating and double glazing.

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



INSIDE THE PROPERTY

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

DINING ROOM

9'11" x 12'3" (3.03m x 3.73m)

Bay window to front

STUDY

8'2" x 8'10" (2.50m x 2.70m)

Window to the front

LOUNGE

20'10" x 12'3" (6.36m x 3.73m)

Window to the side

Double French doors to rear garden

Feature fireplace

SUPERB OPEN-PLAN KITCHEN / DINING / FAMILY ROOM

24'8" x 17'4" (7.53m x 5.29m)

A bright, extended room incorporating;

Modern fitted kitchen with a range of wall and base units

Integrated appliances

French doors to garden

Two skylights

UTILITY 1

6'6" x 8'10" (1.98m x 2.70m)

Base unit

Door to garage

UTILITY 2

8'6" x 9'2" (2.58m x 2.80m)

Base unit

Door to side

STAIRCASE rising to FIRST FLOOR LANDING

MASTER BEDROOM

22'0" x 19'7" (6.70m x 5.96m)

Spacious room with Juliette Balcony enjoying countryside views

Further window

EN SUITE SHOWER ROOM

Large shower cubicle

Wash hand basin, wc

WALK-IN WARDROBE

Window to the front

BEDROOM 2

15'9" x 11'2" (4.79m x 3.41m)

Window to the front

Built in wardrobes

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 3

11'9" x 12'6" (3.59m x 3.80m)

Window to the rear

Built in wardrobes

BEDROOM 4

12'4" x 8'10" (3.76m x 2.70m)

Window to the front

BEDROOM 5

8'8" x 8'4" (2.64m x 2.53m)

Window to the rear

BATHROOM

Panelled bath

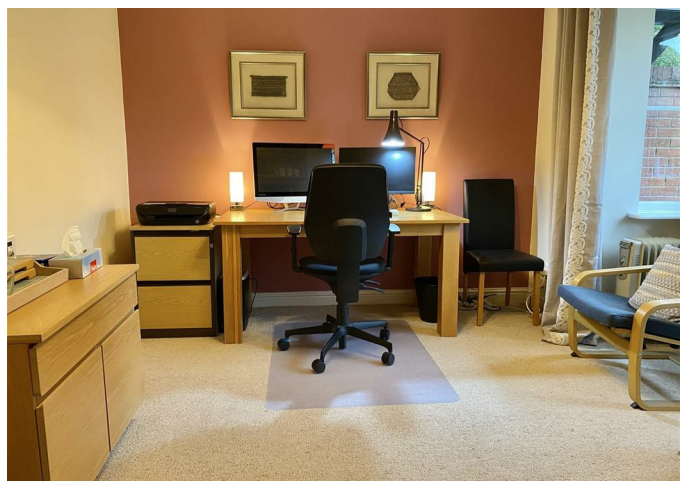
Wash hand basin, wc

OUTSIDE THE PROPERTY

DOUBLE GARAGE

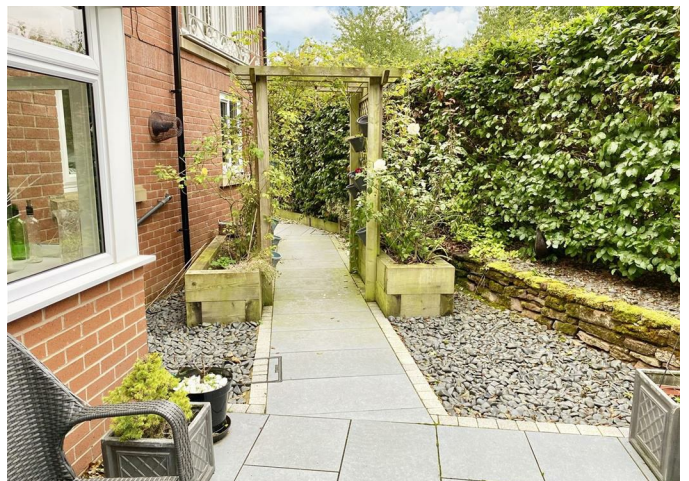
The property is approached over a driveway providing ample parking and access to the garage, flanked by lawn with mature hedging and pathway to the reception area.

Gated side access with pathway leading to the landscaped rear garden with large paved patio area and shaped lawns with mature shrub beds and borders.

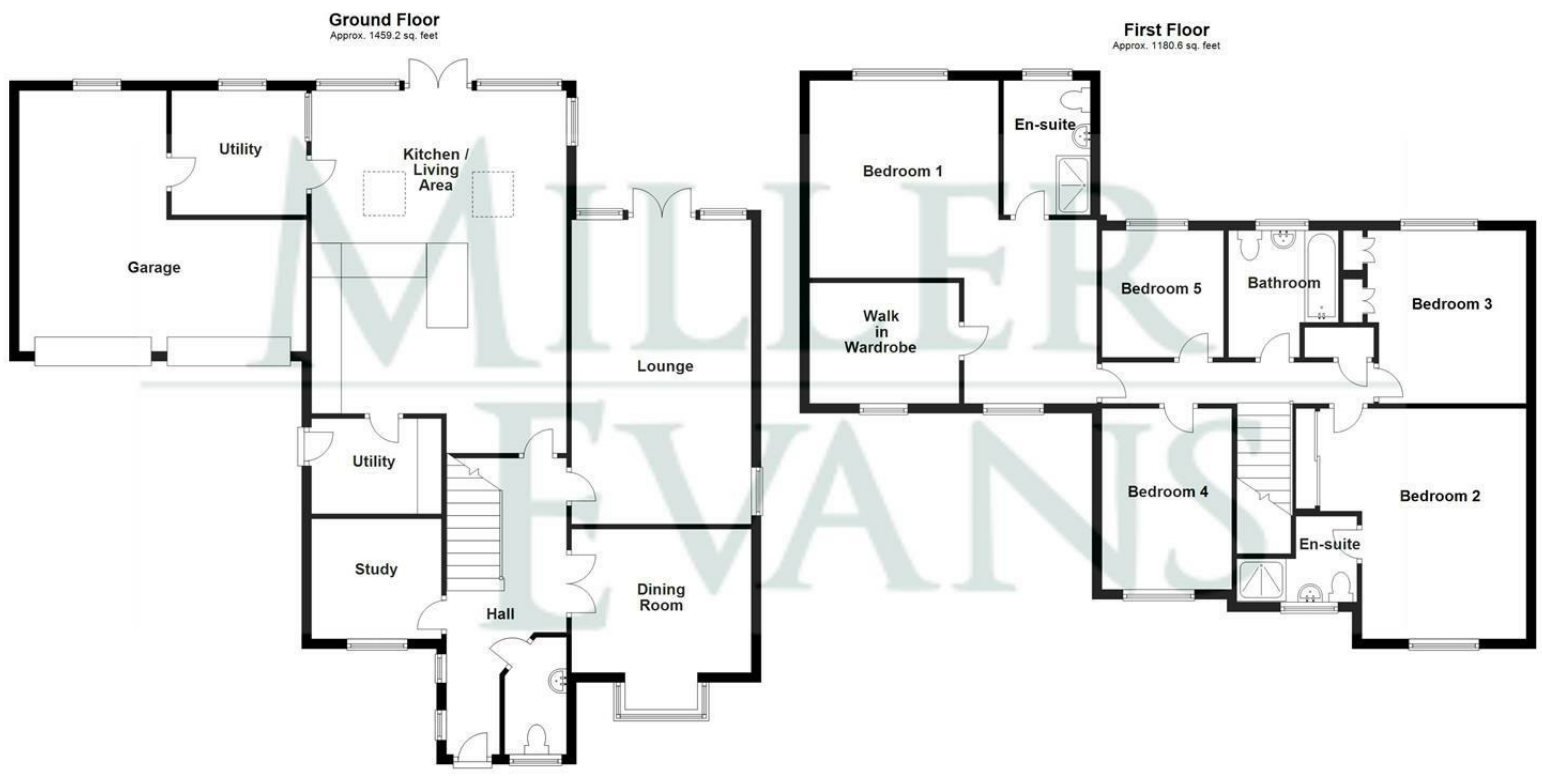








FLOOR PLANS ...



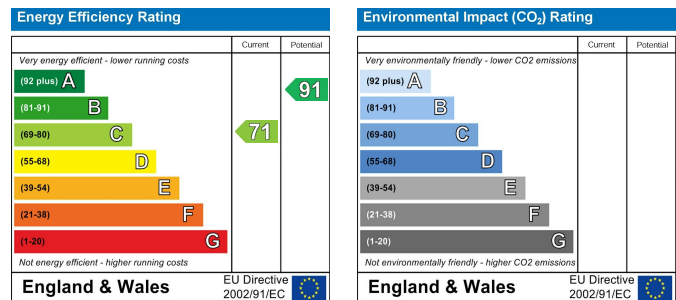
Total area: approx. 2639.8 sq. feet

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

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A49 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, follow Station Road onto Grange Lane and Grange Court is the last development on the left hand side and no. 4 will be found immediately on the right 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: F

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:  

Head Office:
Residential Sales
4 Barker Street, Shrewsbury SY1 1QJ
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management
6 Claremont Hill, Shrewsbury SY1 1RD
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office
4 The Square, Church Stretton SY6 6DA
Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.
Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)