



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**3 Grange Lane, Condover, Shrewsbury, SY5 7BE**

**Offers In The Region  
Of £259,000**

To view this property please call us on **01743 236 800** Ref: C7668/WM/KQ



# A spacious and well maintained three bedroom semi-detached family home.

This spacious and well maintained three bedroom semi-detached family home provides well planned and well proportioned accommodation briefly comprising; entrance porch, entrance hall, dining room, living room, kitchen, snug, cloakroom, three bedrooms and bathroom. Good sized gardens. The property benefits from gas fired central heating.

The property is located within the charming village of Condover, which has a primary school, local shop and post office. The village also boasts the beautiful St Andrews Church with its medieval origins. Condover is well placed for easy access to Shrewsbury town centre with all its major shopping and transport facilities.



## FLOOR PLANS



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### ENTRANCE HALL

### DINING ROOM

10'11" x 9'5" (3.33m x 2.87m)  
French doors to rear garden

### LIVING ROOM

12'8" x 10'11" (3.86m x 3.33m)  
Two store cupboards  
Large bay window to the rear

### KITCHEN

11'8" x 7'0" (3.56m x 2.13m)  
Range of matching wall and base units  
Window to the fore  
Opening to:

### SNUG

14'11" x 6'0" (4.55m x 1.83m)  
Two windows  
Door to the side  
Door to:

### CLOAKROOM

Wash hand basin, wc  
Window

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

13'5" x 10'10" (4.09m x 3.30m)  
Built in store cupboard

### BEDROOM 2

10'10" x 9'1" (3.30m x 2.77m)  
Two built in store cupboards

### BEDROOM 3

10'1" x 7'1" (3.07m x 2.16m)  
Airing cupboard housing boiler.

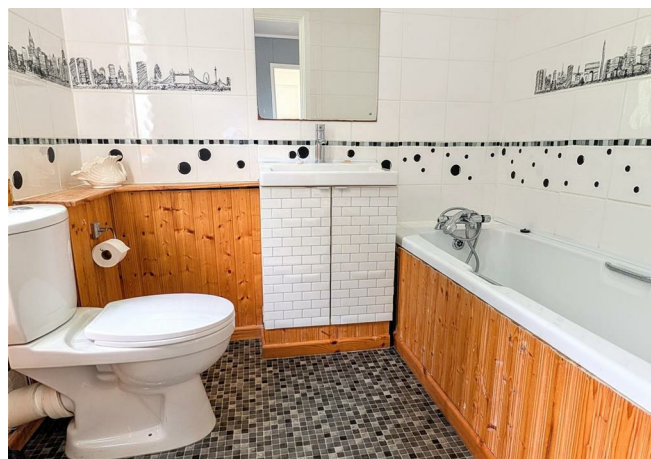
### BATHROOM

Panelled bath  
Wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is divided from the road by mature hedging and approached through gated access over a concrete path to the reception area, flanked by large lawned area with well stocked shrub and floral borders.

Good sized, enclosed REAR GARDEN laid to lawn with well stocked shrub beds and borders. Vegetable plot. Summerhouse.





## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along the A49 south towards Bayston Hill. After a short distance, turn left signposted to Condover. Continue into the village, turning right after the primary school. Follow the road onto Grange Lane, where the property will be found 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

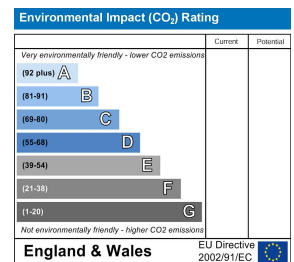
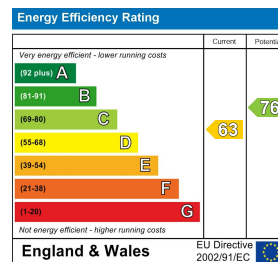
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### 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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