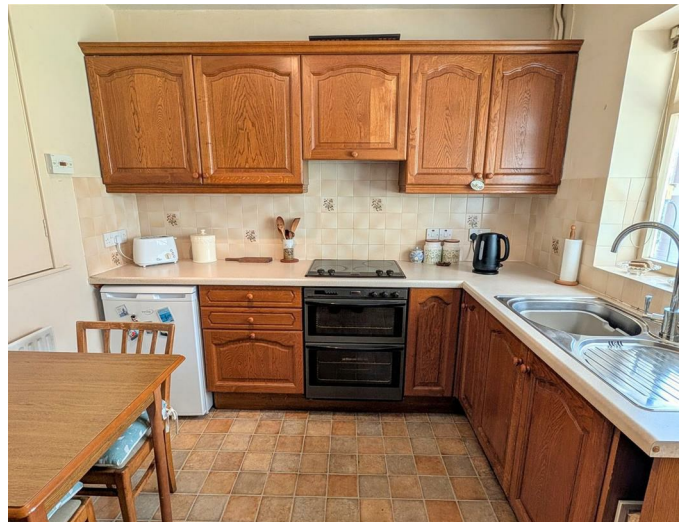




**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**39 Harley Road, Condover, Shrewsbury SY5 7BA**

**Offers In The Region  
Of £335,000**

To view this property please call us on **01743 236 800** Ref: C7717/WM/MU



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# A well maintained and spacious, 3 bedroomed link detached house.

This well maintained and spacious, 3 bedroomed link detached chalet bungalow provides well planned and well proportioned accommodation throughout and briefly comprises : living room, dining room, kitchen, conservatory, 3 bedrooms, downstairs bathroom and upstairs WC. Single garage, spacious driveway and attractive front and rear gardens. The property also benefits from oil-fired central heating. - No upward chain.

The property is located within the charming village of Condover which has an excellent Primary School, local shop and Post Office and easy walking distance of the Golf Club.. The village also boasts the beautiful St Andrews Church with its Medieval origins. Condover is well connected with the county town of Shrewsbury being a short 15 minute drive away for shopping, dining and excellent schools in both the state and private sector.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### LIVING ROOM

23'1" x 12'10" (7.04m x 3.91m)

Providing spacious accommodation with a feature fireplace large window to the fore

French doors leading out onto the rear garden.

### DINING ROOM

11'7" x 9'11" (3.53m x 3.02m)

With fitted storage cupboards

Large window to the fore.

### KITCHEN

11'6" x 11'6" (3.51m x 3.51m)

Fitted with a matching range of wall and base units

Window into the conservatory

Multiple storage cupboards

### CONSERVATORY

5'6" x 13'4" (1.68m x 4.06m)

With panoramic views of the gardens with rear access.

### BEDROOM 3

12'2" x 13'3" (3.71m x 4.04m)

Fitted storage cupboards

Large window to the rear.

### DOWNSTAIRS BATHROOM

Window to the fore

Bath with shower over

Wash hand basin, wc

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

13'3" x 15'5" (4.04m x 4.70m)

Large window to the fore.

### BEDROOM 2

11'4" 13'1" (3.45m 3.99m)

Window to the side.

### CLOAKROOM

Low flush WC

Wash hand basin.

## OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a spacious concrete driveway providing ample parking space. There are mature gardens surrounding the property, especially to the front, with floral and shrubbery borders and mature hedging providing a peaceful setting. Access to the single garage.

The rear GARDENS are predominantly laid to lawn and enclosed on all sides by wooden fencing and mature hedging providing a great amount of privacy.











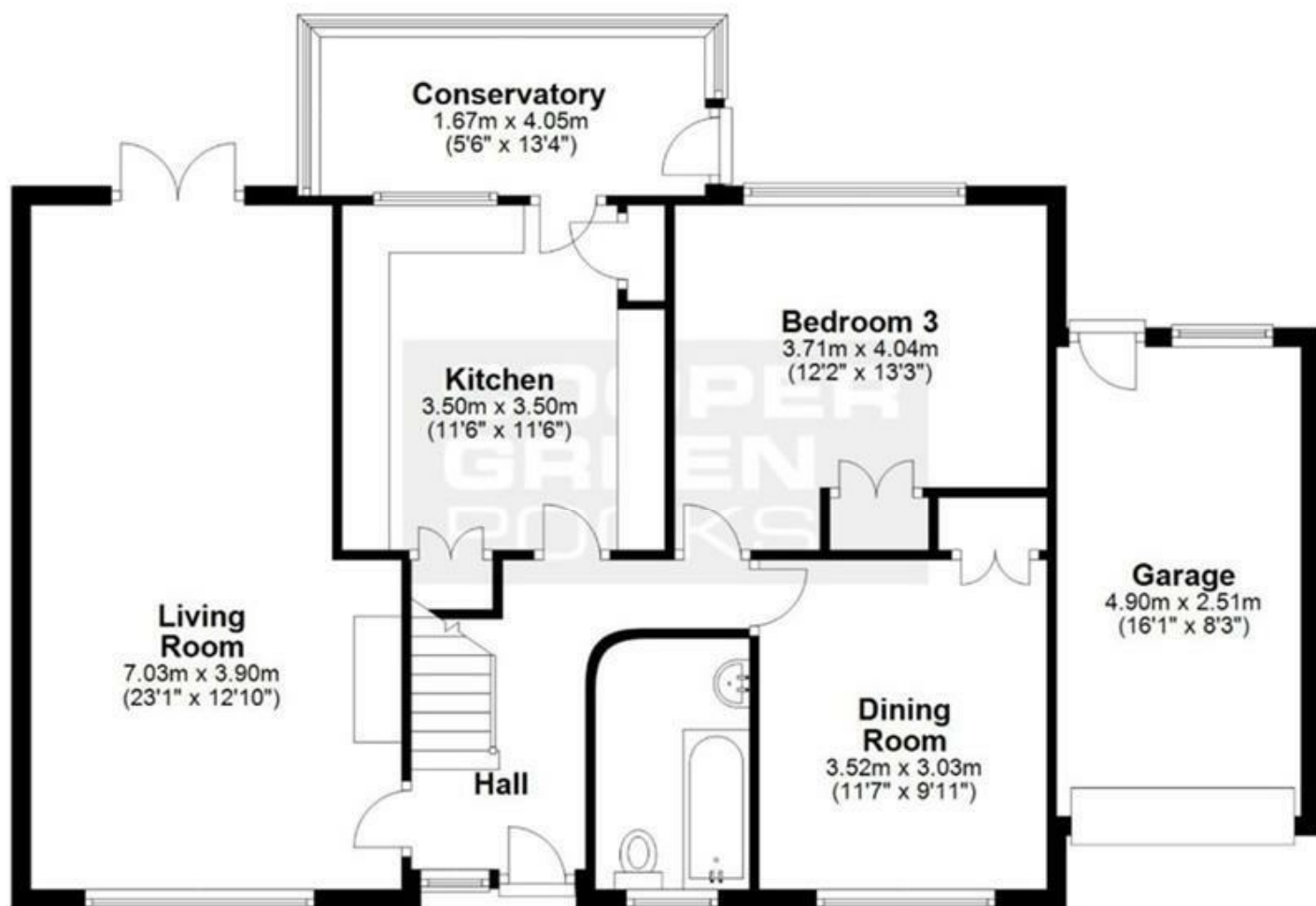




## FLOOR PLANS ...

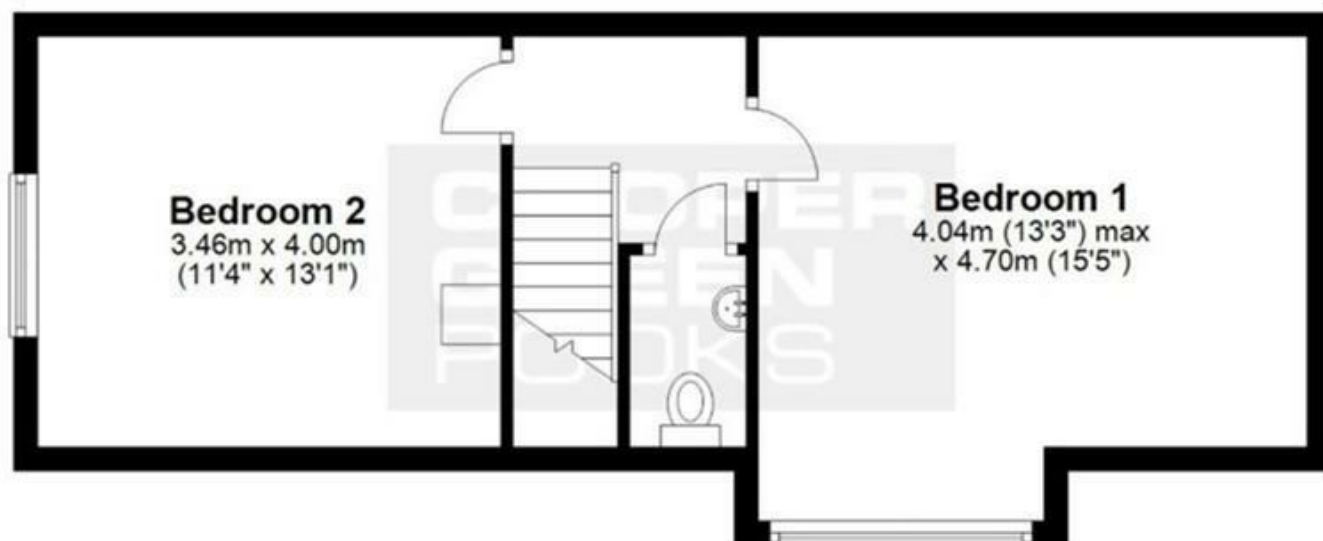
### Ground Floor

Approx. 88.8 sq. metres (955.7 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)

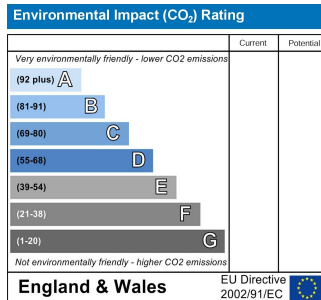
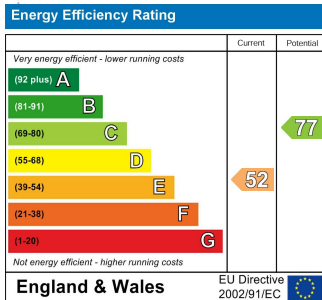


Total area: approx. 127.2 sq. metres (1369.5 sq. feet)



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A49 Hereford Road south and after approx. half a mile after passing Bayston Hill turn left towards Condover. Follow the road into the village and take a right hand turn after the primary school. Take the first left hand turn onto Harley Road and the property will be found after a short distance on the right hand side.



## 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: D

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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