



SAMUEL WOOD

26 Grange Close, Condover, Shrewsbury, Shropshire, SY5 7AT

Asking Price £350,000



26 Grange Close

Condover, Shrewsbury, Shropshire, SY5 7AT



- Sought After Village Location
- Underfloor Heating in Key Areas
- Three Bedrooms (Two Doubles)
- Multi Car Driveway
- Lovely Garden Decked Gazebo Seating Area
- Extended Open Plan Kitchen Diner
- Generous 0.16 Acre Plot
- Modern Shower Room Finish
- Garage With Power and Storage
- EPC Rating C

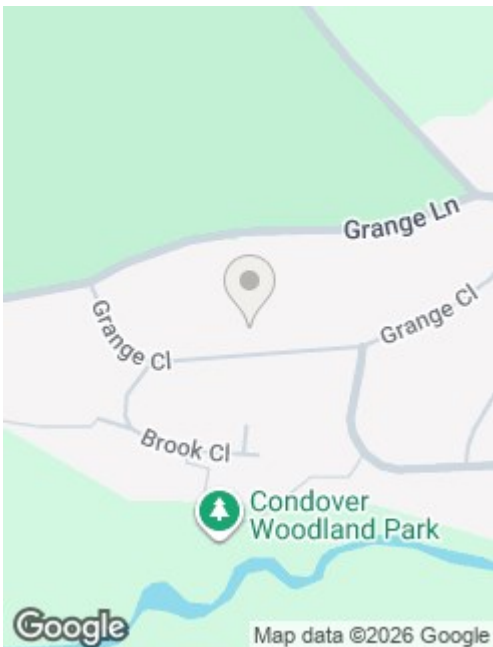
Set on a generous 0.16-acre plot in the sought-after village of Condover, this beautifully extended three-bedroom home offers a superb blend of modern living and countryside appeal. The village benefits from a well-regarded primary school, church, golf club, and a regular bus route between Shrewsbury and Ludlow, making it ideal for families and commuters alike. Located just 5 miles south of Shrewsbury, the property also enjoys easy access to the A49 and A5. Inside, the home features a stunning open-plan kitchen diner, perfect for modern lifestyles, alongside versatile living space. With ample parking, pleasant front views, and a private garden setting, this property delivers both practicality and lifestyle in an attractive rural yet well-connected location.

The property has been thoughtfully extended to the rear, creating an impressive open-plan kitchen diner complete with underfloor heating, rooflight windows, and large French doors opening onto the garden. This bright and spacious area is ideal for entertaining and family life. The ground floor also includes a cosy living room with a fireplace, a dedicated study for home working, and a useful utility room. Upstairs offers three bedrooms, including two generous doubles, along with a modern shower room featuring underfloor heating. The home further benefits from new windows and a stylish composite front door.

Externally, the property sits on a substantial plot of approximately 0.16 acres, with a generous rear garden featuring a decked seating area and a gazebo with lighting, perfect for outdoor relaxation. To the front, a large driveway provides parking for up to seven vehicles, complemented by a garage with power and shelving, ideal for workshop use. The property also enjoys pleasant views to the front aspect, enhancing its overall setting.







Directions

What3words: [///vets.committee.proof](https://www.what3words.com/vets.committee.proof)

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 5 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.



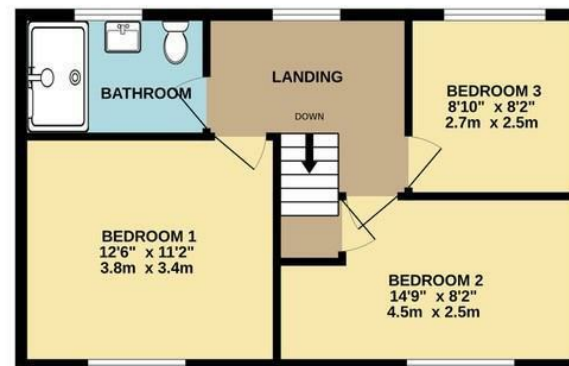


Floor Plans

GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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