

6 Harley Drive, Condover, Shrewsbury, Shropshire, SY5
7AY

www.hbshrop.co.uk



Offers In The Region Of £289,995

Viewing: strictly by appointment
through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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A deceptively spacious, highly versatile three/four bedroom detached dormer bungalow, offering well proportioned accommodation, arranged over two floors within a pleasing cul-de-sac position. The property would benefit from some general modernisation/improvement allowing any potential purchasers the opportunity to restyle their own taste. The property is situated within Condover a highly sought after village location, enjoying access to local amenities, schooling and has excellent transport links to Shrewsbury and surrounding areas. Commuters will be pleased to know that access to the local bypass in turn links to the M54 motorway network is readily accessible from the property. NO UPWARD CHAIN. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance porch, hallway, lounge, kitchen, dining room/bedroom, bedroom, refitted shower room, first floor landing, two further double bedrooms, separate WC, well established front and rear enclosed gardens, generous driveway, large sectional garage, UPVC double glazing, gas fired central heating, cul-de-sac position, sought after village location. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Part glazed wooden entrance door and glazed window to side gives access to:

Entrance porch

Having tiled floor, UPVC double glazed door with UPVC double glazed window gives access to:

Entrance hallway

Having radiator, store cupboard, coving to ceiling.

Wooden framed door from entrance hallway gives access to:

Lounge

20'5 x 12'0

Having three UPVC double glazed windows, period style fireplace with decorative fire surround, coving to ceiling, wall light points, two radiators.

Wooden framed door from entrance hallway gives access to:

Kitchen/breakfast room

12'0 x 8'6

And comprises: base units with built-in drawers, fitted worktops with stainless steel sink, tiled splash surrounds, vinyl wood effect floor covering, free standing cooker (in need of repair), free standing washing machine, upright fridge freezer, radiator, UPVC double glazed window to side, wall mounted gas fired central heating boiler, part glazed door giving access to rear of property, radiator, useful shelf storage cupboard.

From entrance hallway door gives access to:

Dining room/ bedroom

10'2 x 9'11

Having UPVC double glazed window to front, coving to ceiling, built-in part shelved double wardrobe.

Door from entrance hallway gives access to:

Ground floor bedroom

13'3 x 10'1

Having UPVC double glazed window to front, radiator, built-in double wardrobe.

From entrance hallway door gives access to:

Refitted ground floor shower room

Having large walk-in shower cubicle with wall mounted electric shower, pedestal wash hand basin, low flush WC,

tiled floor, tiled to walls, UPVC double glazed window to side, radiator, shaver point.

From lounge stairs rise to:

First floor landing

Having radiator, Velux roof window, linen store cupboard.

From first floor landing doors then give access to: Two double bedrooms and WC

Bedroom

13'4 x 8'5 excluding wardrobe recess

Having fitted wardrobes with centralised dressing table, UPVC double glazed window to front, radiator.

Bedroom

12'3 x 10'0

Having UPVC double glazed window to rear, radiator, fitted wardrobe.

Cloakroom

Having low flush WC, wash hand basin with tiled splash surrounds, strip light with built-in shaver point.

Outside

The property occupies a pleasing cul-de-sac position . The front gardens of the property are well established having lawn garden, mature inset shrubs, plants and bushes, low rise brick walling screening the pedestrian pathway. To the side of the property there is a large paved driveway providing ample off street parking for a number of vehicles, Access is then given to a:

Large sectional garge

20'3 x 9'0

Having twin double doors, glazed window, pedestrian service door to side giving access to glazed lean to (in need of repair). Gated side access then leads to the property's:

Rear gardens

Having paved area, paved patio, lawn gardens, well stocked borders containing a variety of specimen shrubs, plants and bushes. The rear gardens are enclosed.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

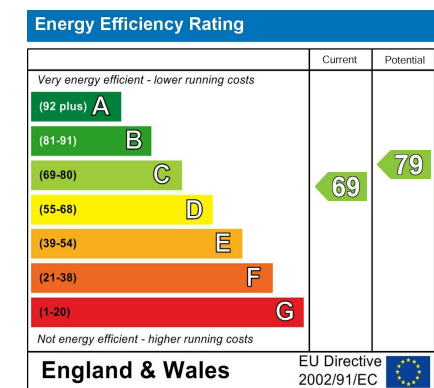
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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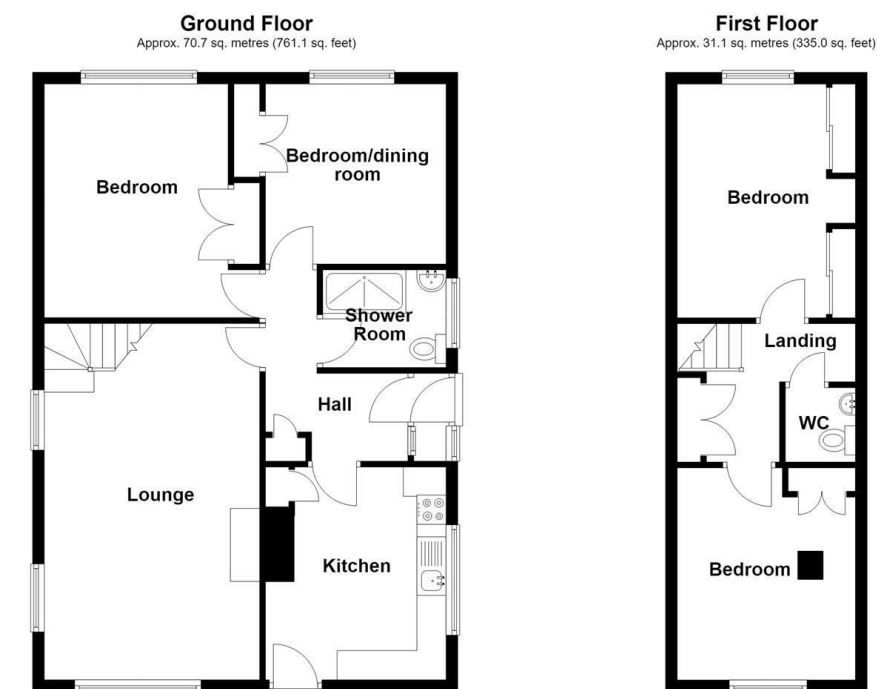
Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



For illustrative purposes only. Not to scale.
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Plan produced using PlanUp.