



Sunninghill, 23 Condoover Park, Condoover, Shrewsbury, SY5 7DU

5 bedroom detached house — £1,295,000 Freehold

Sunninghill, 23 Condover Park, Condover, Shrewsbury, SY5 7DU

Coopergreenpooks.co.uk

£1,295,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk

This particularly attractive and substantial family home is located in a wonderful setting within the exclusive and highly sought-after Condover Park. The property is approached over a long private driveway and has beautifully landscaped private gardens which extend to about an acre, with countryside views to both the front and rear.

KEY FEATURES

- Immaculately presented interior offering well-proportioned and versatile living space.
- Covered entrance area to the good sized entrance hall with cloakroom and doors to all reception rooms, kitchen and utility.
- There is a large living room with feature fireplace and wood burner, as well as a bay window to front and sliding patio doors to the rear. In addition to which there is a further sitting room and a family room which has also been previously used as a home office.
- Separate dining room which has glazed double doors to the hall and access to the large conservatory which is connected to the kitchen and has direct access to the rear sun terrace and rear garden
- Impressive bespoke fitted kitchen which has been recently custom made by "Anthony Lewis" to a very high specification, with AGA cooking range and high-quality integrated appliances. Adjoining the kitchen there is also a sizable utility room which opens to both the entrance hall and the covered rear terrace.
- On the first floor there are five bedrooms and a large family bathroom with separate shower. Three of the bedrooms also have either an ensuite bath or shower room and they all have built in wardrobes.
- Replacement double glazed windows and oil fired central heating.
- To the front of the property there is an extensive circular "in and out" driveway leading to parking area and double garage with electric door and loft storage space.
- There are stunning landscaped gardens to both the front and rear of the property which extend to about an acre and are laid to lawn with established beds whilst being enclosed by mature hedging and trees. There is also an extensive paved sun terrace along the rear of the property which has a covered seating area and an ornamental pool with pergola.
- Magnificent location within a unique and highly desirable private development surrounded by un-spoilt countryside; yet just a few minutes' drive from the village of Condover which has some really good amenities and only about a 20 minute drive from Shrewsbury.

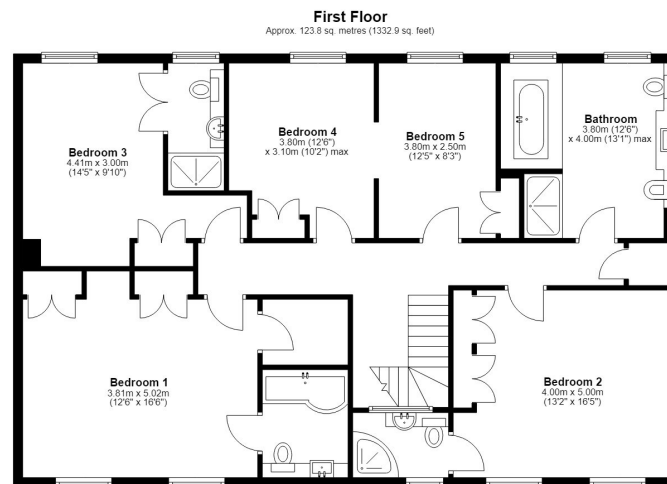
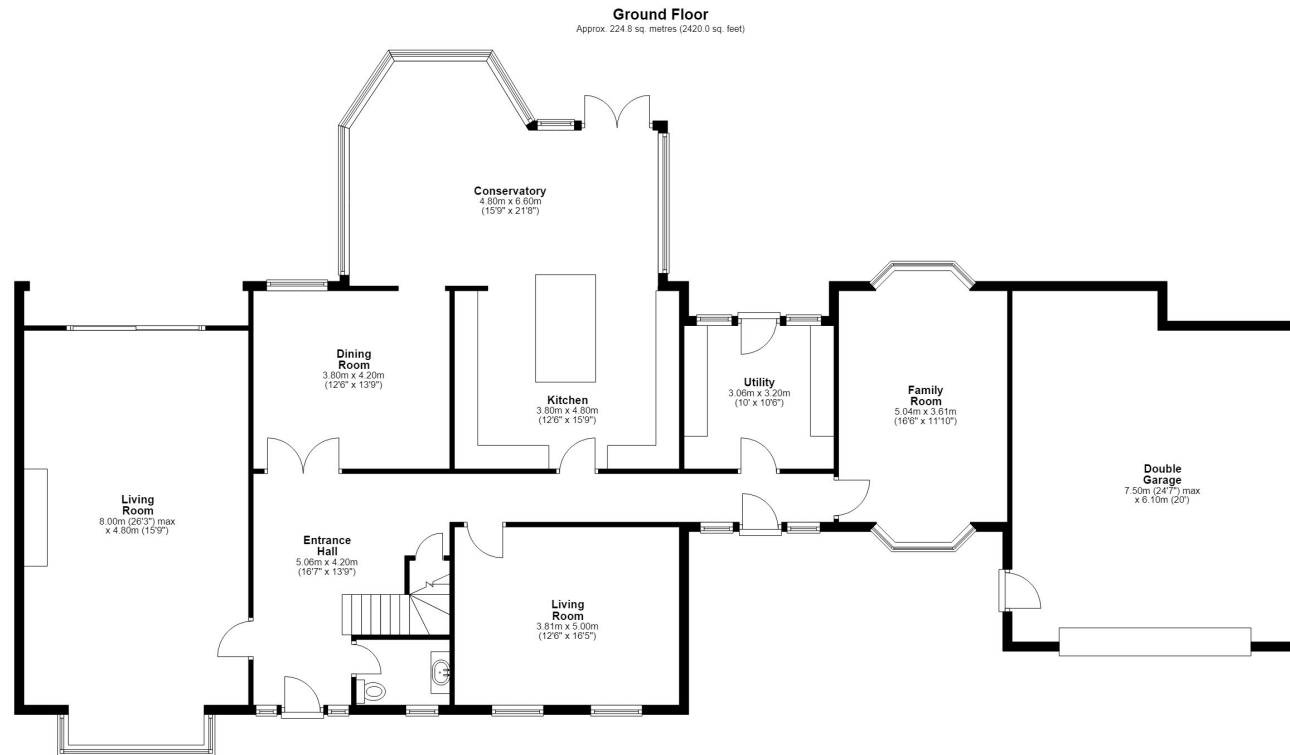


Sunninghill, 23 Condoover Park, Condoover, Shrewsbury, SY5 7DU

Coopergreenpooks.co.uk

£1,295,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk



Total area: approx. 348.7 sq. metres (3752.9 sq. feet)















Sunninghill, 23 Condober Park, Condober, Shrewsbury, SY5 7DU

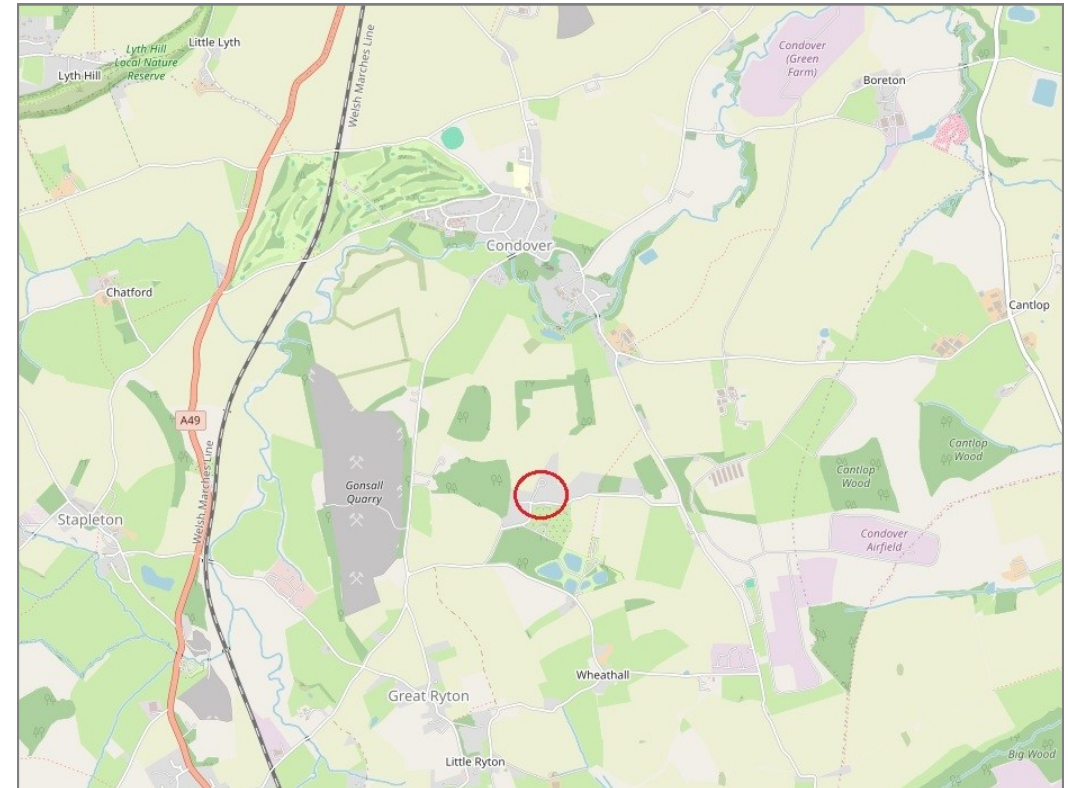
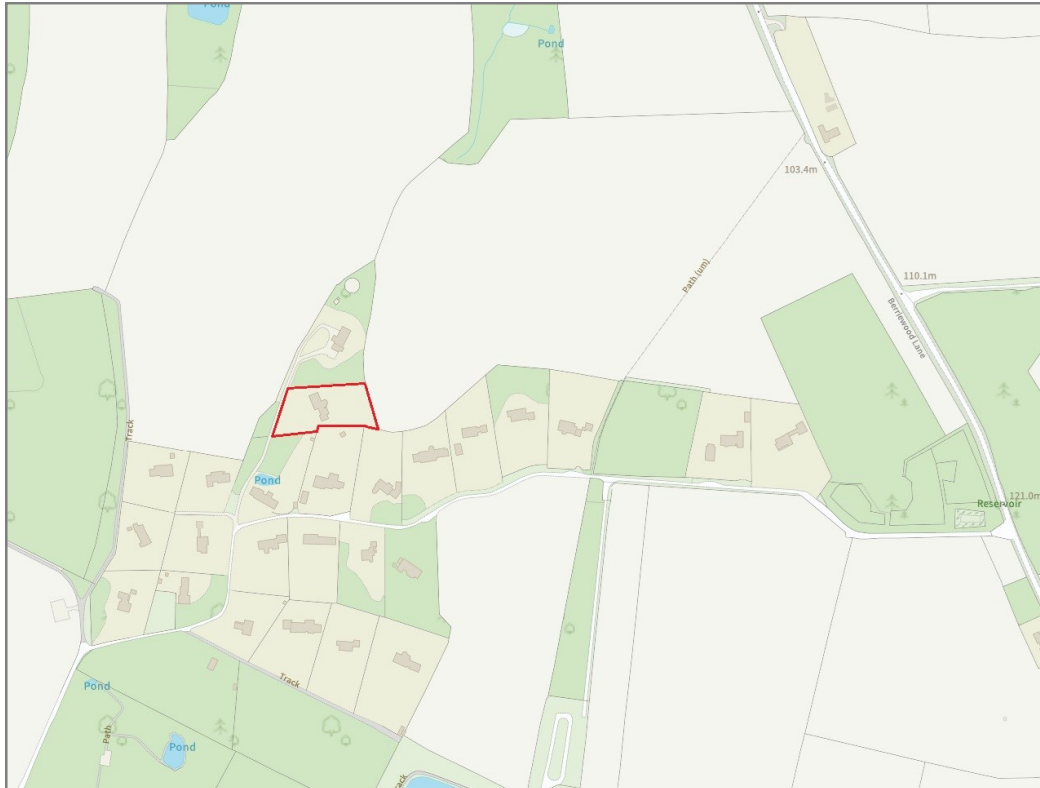
£1,295,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band G
EPC Band	Band D
Services	Mains water and electricity are connected.
	Oil central heating and septic tank drainage.

 **mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

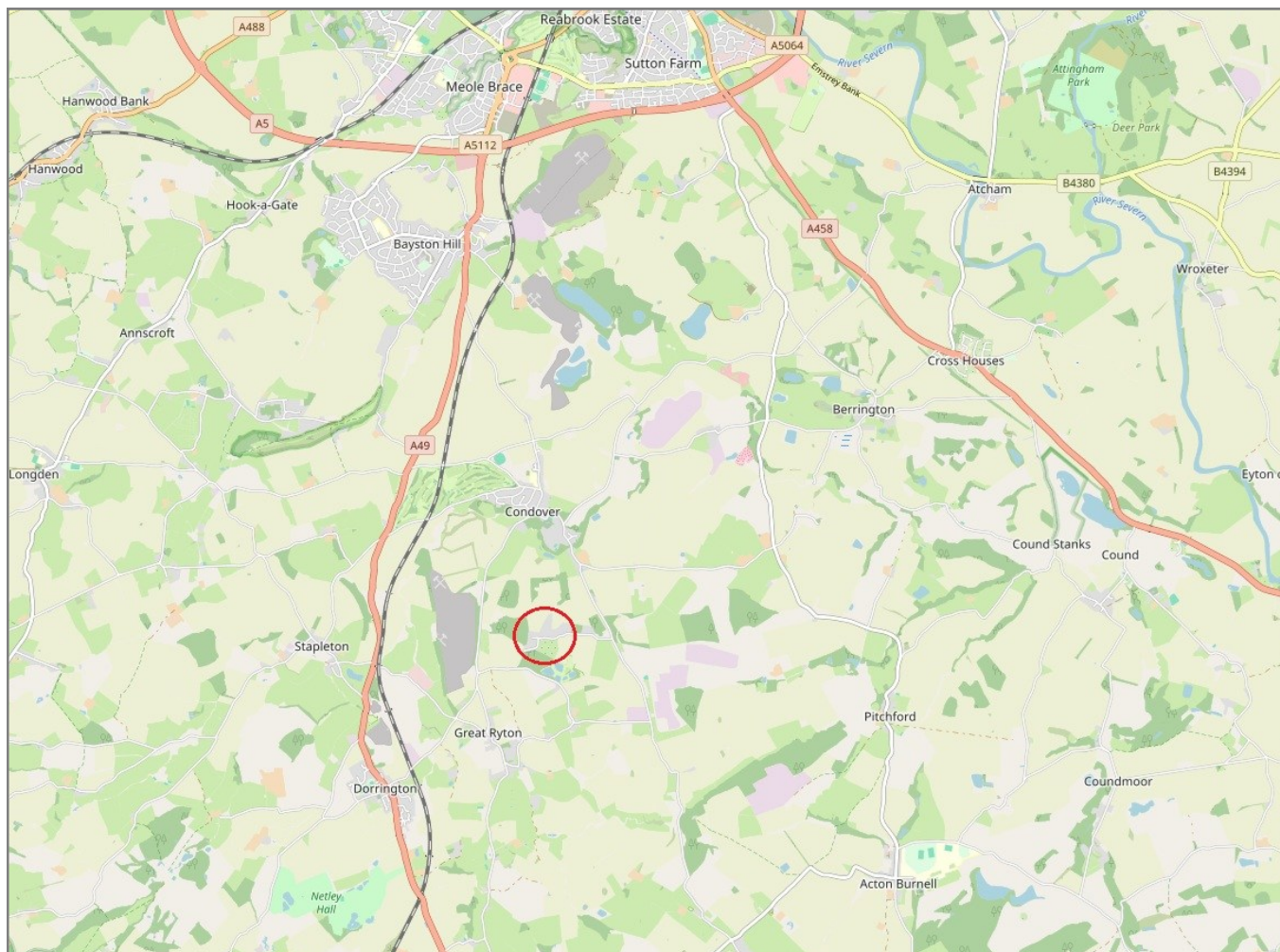
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Sunninghill, 23 Condoval Park, Condoval, Shrewsbury, SY5 7DU

Coopergreenpooks.co.uk

£1,295,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.