



28 Grange Close, Condover, Shrewsbury, SY5 7AT

Shrewsbury & Country House Sales

**MILLER
EVANS**

28 Grange Close, Condover, Shrewsbury,
SY5 7AT

£275,000

Freehold

- Well presented semi-detached house
- Versatile accommodation
- Living room opening to dining room
- Kitchen and utility
- Study/bedroom three with en suite shower room
- Two bedrooms and bathroom to the first floor
- Well stocked private rear garden
- Driveway providing ample parking
- Pleasant village location close to amenities



A well presented three bedroom semi-detached house offering versatile accommodation in the sought after village of Condover. The accommodation briefly comprises; entrance porch, entrance hall, spacious living room opening into a dining room with doors to the rear garden, kitchen, utility, study/bedroom 3 with en suite shower room. To the first floor are two bedrooms and a bathroom. There is a well stocked private rear garden and driveway providing parking.

Pleasantly situated in this sought after village, approximately 5 miles south of Shrewsbury, whilst also being well placed for access onto the A5 which provides a dual carriageway link to the M54 and Telford. Condover offers a peaceful rural setting with a strong community feel, close to local amenities include a Primary School, Village hall and a Church.



ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

17'3" x 11'3"

Feature fireplace

Opening to:

DINING ROOM

11'2" x 10'1"

KITCHEN

11'2" x 10'8"

Fitted with a range of matching wall and base units

UTILITY

5'6" x 3'7"

STUDY / BEDROOM 3

11'3" x 14'7"

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE rising from entrance hall to **FIRST FLOOR LANDING**

BEDROOM 1

16'6" x 11'3"

BEDROOM 2

9'10" x 13'11"

BATHROOM

Panelled bath with shower over and shower screen

Wash hand basin, wc

GARDENS AND GROUNDS

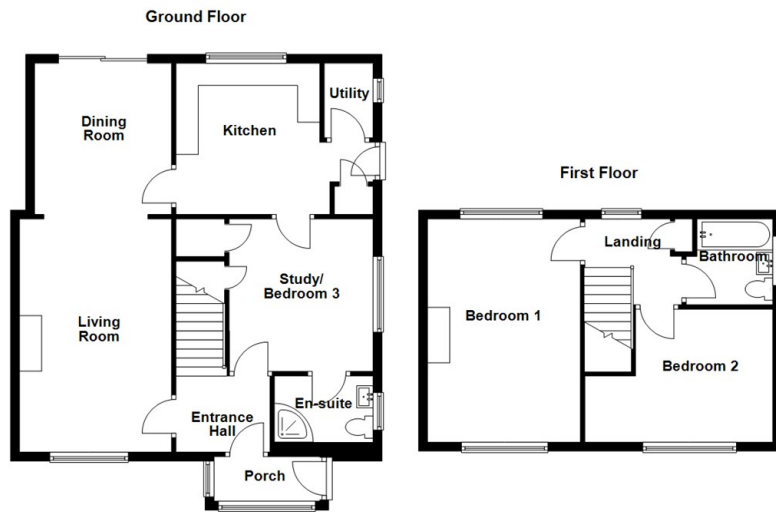
The property is approached over through gated access over a spacious driveway providing ample parking with a front garden laid to lawn with a wide selection of shrub beds and borders. Single Garage.

Spacious rear garden laid to lawn with a paved patio and decked area providing ideal seating area, there are a range of flower and shrub beds and border and mature hedging affording the garden a great amount of privacy.

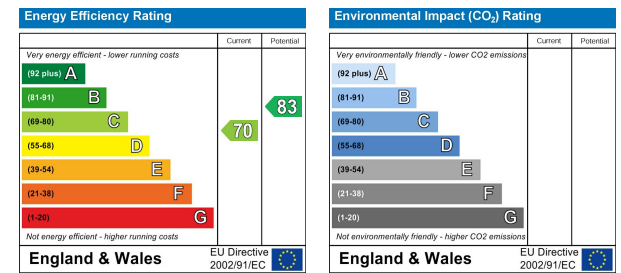


HOW TO GET THERE

When approaching from Shrewsbury, proceed along the A49 through Bayston Hill. After a short distance, turn left signposted to Condover. Proceed past the school and turn right. After some distance, turn left onto Grange Close where the property will be found on the right hand side.



Total area: approx. 1186.1 sq. feet
Illustration For Identification Purposes Only Not To Scale.
Plan produced using PlanUp.



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. Some images may have been enhanced. This property may be subject to additional management service charges.

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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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

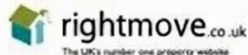
Council Tax Band : B

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0145 678 000

**MILLER
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