HOLLAND BROADBRIDGE

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

www.hbshrop.co.uk









Offers In The Region Of £259,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
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The Property Ombudsman

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**1 Harley Drive, Condover, Shrewsbury,
Shropshire, SY5 7AY**



Occupying a pleasing position, this is a spacious and well presented three bedroom semi detached house, offering well proportioned living accommodation throughout, whilst occupying a well established generous size plot. Condover is a highly sought after village location, enjoying access to local amenities, schooling and excellent transport links to Shrewsbury and surrounding areas. Commuters will be pleased to know that access to the local bypass linking up to the motorway network is readily accessible from the property. Early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Reception hallway, lounge, dining room, refitted kitchen with pantry, lean to laundry room, sun room, first floor landing three bedrooms, bathroom, separate WC, well established front and large rear enclosed gardens, generous driveway, brick built garage, extensive double glazing, oil fired central heating, sought after village location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Reception hallway
Having radiator, understairs storage cupboard, cloaks cupboard, UPVC double glazed window to side.

Door from reception hallway gives access to:

Lounge
15'8 x 11'11
Having UPVC double glazed window to front, coving to ceiling, radiator, open fire with tiled hearth and matching mantel with coal effect remote control electric fire to front.

Wooden framed glazed door with matching glazed panel to side and above gives access to:

Dining room
11'3 x 8'9
Having glazed window to rear, radiator.

Wooden framed glazed door from dining room and door from reception hallway gives access to:

Refitted kitchen (with large pantry)
8'8 x 8'4
Fitted with a range of modern eye-level and base units incorporating built-in cupboards and drawers, complemented by fitted worktops and an inset stainless steel sink and drainer unit with mixer tap over. The kitchen benefits from an electric cooker, washing machine, extensive worktop space and a large walk-in pantry providing excellent storage and finished with stone tiled flooring.

Part glazed door from kitchen gives access to:

Lean to laundry room
6'10 x 6'7
Having glazed window to rear and to side, part glazed door giving access to driveway of property.

Door from lean to laundry room gives access to:

Sun room
8'11 x 6'8
Having glazed windows to rear, glazed French doors giving access to rear gardens, wall mounted oil fired central heating boiler, radiator, glazed roof.

From reception hallway stairs rise to:

First floor landing
Having UPVC double glazed window to side, loft access, airing cupboard with hot water tank cylinder unit.

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Doors from first floor landing give access to: Three bedrooms, bathroom and separate WC.

Bedroom one
12'3 x 11'11
Having UPVC double glazed window with a pleasing aspect to front, radiator, fitted wardrobes with centralised dressing table.

Bedroom two
12'5 x 11'11
Having UPVC double glazed window overlooking the property's rear gardens, radiator, coving to ceiling.

Bedroom three
8'5 max reducing down to 6'10 min x 8'4
Having UPVC double glazed window with a pleasing aspect to front, radiator, built-in shelved storage cupboard.

Bathroom
Having bath with wall mounted electric shower, wash hand basin with mixer tap over, store cupboards below, fully tiled to walls, vinyl floor covering, UPVC double glazed window to side, wall mounted pull cord electric heater.

Separate WC
Having low flush WC, UPVC double glazed window to side, vinyl floor covering.

Outside
To the front of the property there is a mature well maintained front garden comprising: lawn garden, well stocked borders containing a variety of shrubs, plants and bushes with low rise brick walling screening the pedestrian pathway. To side of the property gated access leads to a generous tarmacadam driveway providing ample off street parking for a number of vehicles. From the driveway access is given to:

Brick built garage
16'4 x 8'2
Adjoining the garage a useful timber store.

In between the house and garage access is given to the property's:

Large rear garden
Which comprise: Paved area, lawn gardens, paved sun terrace, glazed greenhouse and array of mature shrubs, plants and bushes . The rear gardens are enclosed by mature hedging.

Services
Mains water, electricity, drainage 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).

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Disclaimer

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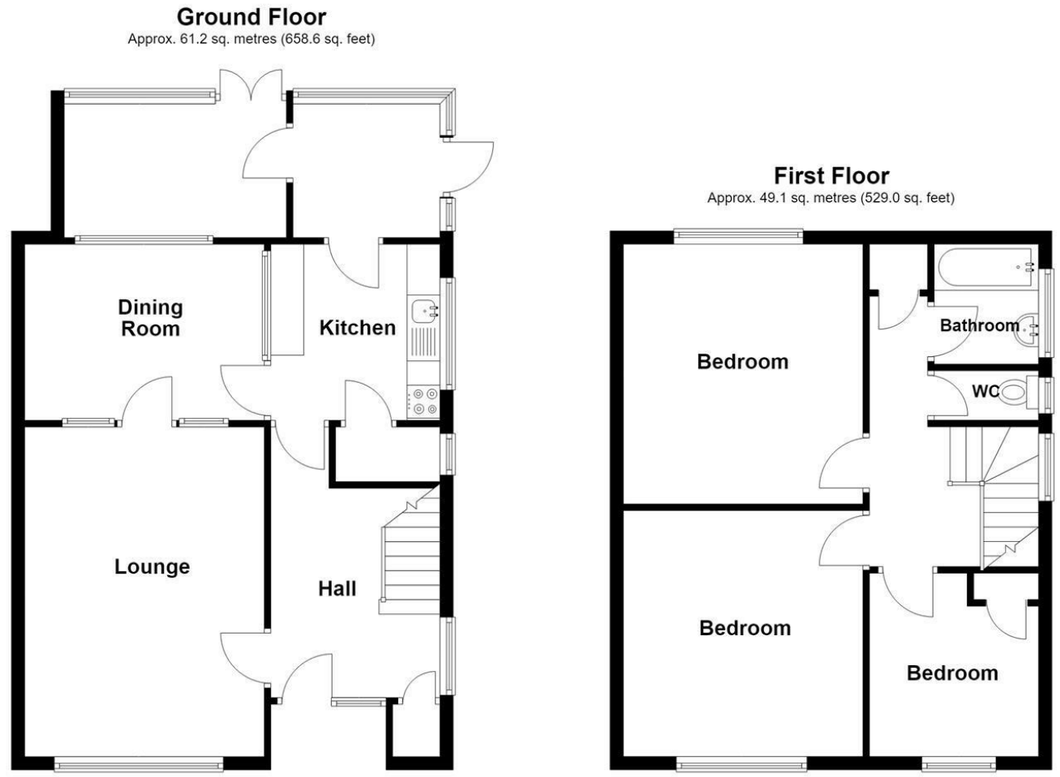
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Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 110.3 sq. metres (1187.6 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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