



**45 Grange Lane, Conover, Shrewsbury, SY5 7BE**

3 bedroom semi-detached house—£298,000 Freehold

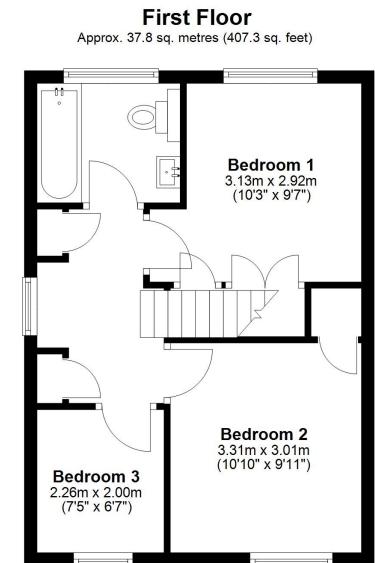
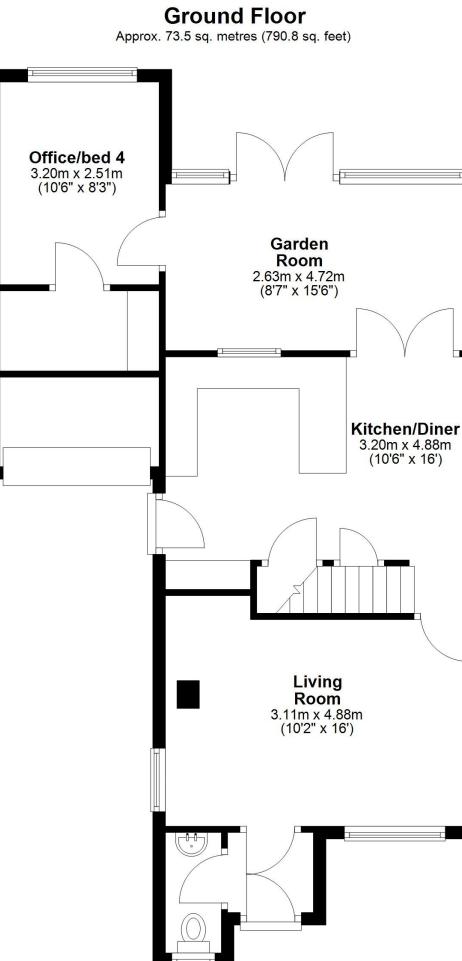
£298,000 Freehold—3 bedroom semi-detached house

sales@cgpooks.co.uk

**This extensively improved and very well-presented semi-detached house, is located in a lovely setting on the fringe of the popular village of Condover, with a private south facing rear garden and views of Shrewsbury golf course to the front.**

## KEY FEATURES

- Entrance hall with doors to living room and cloakroom.
- Living room with wood burner and windows to 2 elevations.
- Open plan kitchen/dining room with wood effect flooring, part glazed door to side, window and glazed double doors to garden room.
- Impressive range of recently fitted units to kitchen area, with integrated appliances and breakfast bar.
- Garden room with flooring to match kitchen, windows and glazed double doors to rear garden.
- Off the garden room there is a door to a useful home office that could be used as an occasional 4th bedroom or playroom, from which there is a door to the separate utility room.
- Staircase from dining area to the first-floor landing with built in storage and window to side.
- 3 bedrooms (2 with built in wardrobes) and a bathroom which has been recently fitted to a high standard.
- uPVC double glazed windows and recently installed gas fired central heating.
- Lawned front garden and an adjoining driveway which provides parking for about 3 cars and access to a useful store, which was formerly part of the garage.
- Private and attractively landscaped south facing rear garden, which is lawned with established shrubs, along with paved and decked seating areas.
- Lovely location overlooking the beautiful Shrewsbury Golf Club and within walking distance of the village store and its popular primary school. Meole Brace retail park is only a 10 minute's drive from the property and the town centre is less than 20 minutes.



Total area: approx. 111.3 sq. metres (1198.1 sq. feet)







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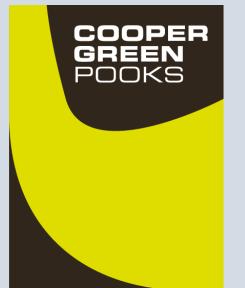
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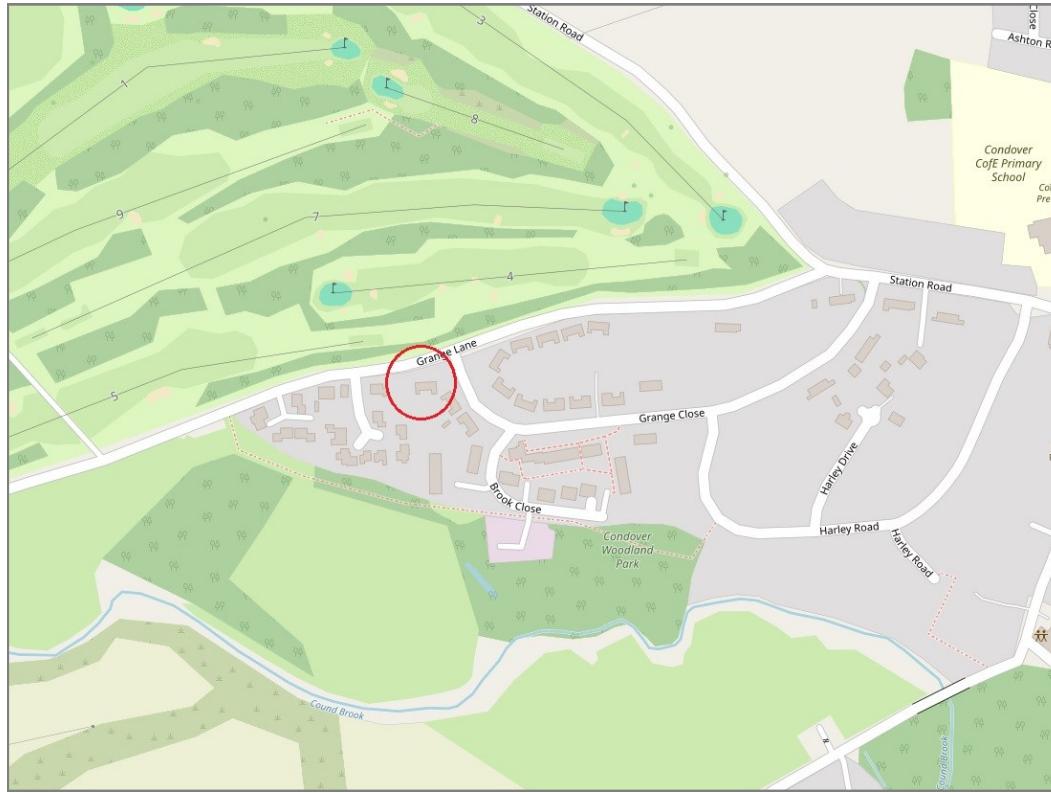
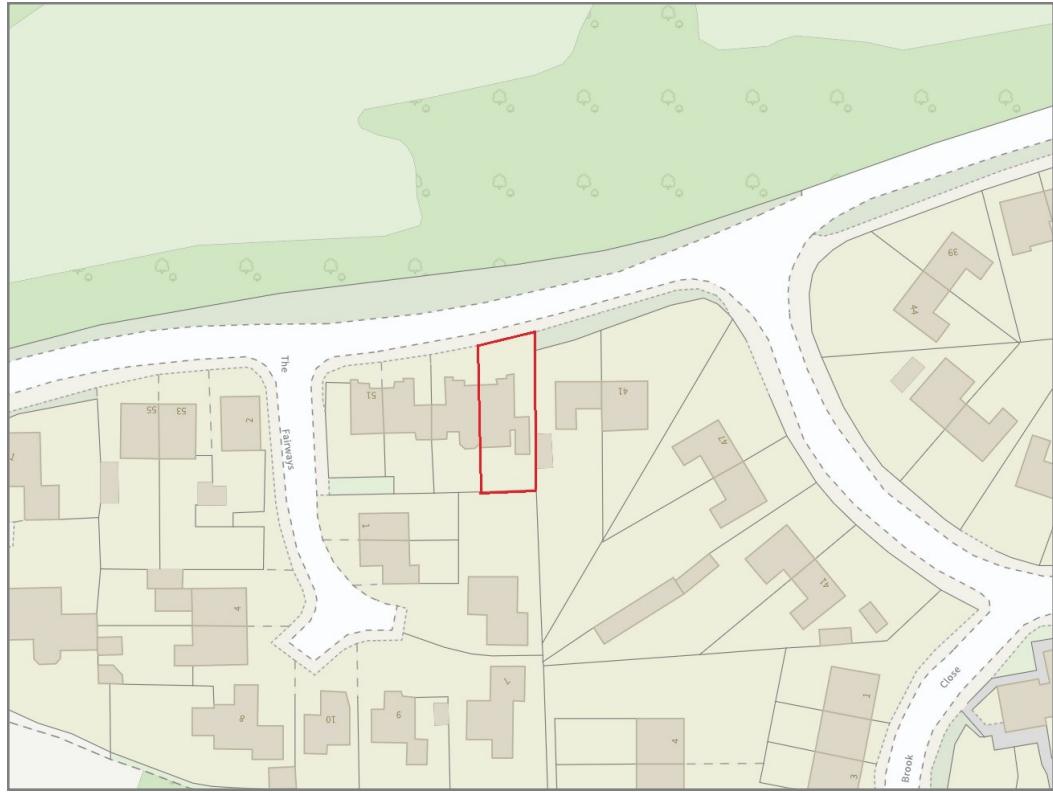
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Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band B</b>
EPC Band	<b>Band E</b>
Services	<b>All mains services are connected</b>

 **expert** mortgage advice available

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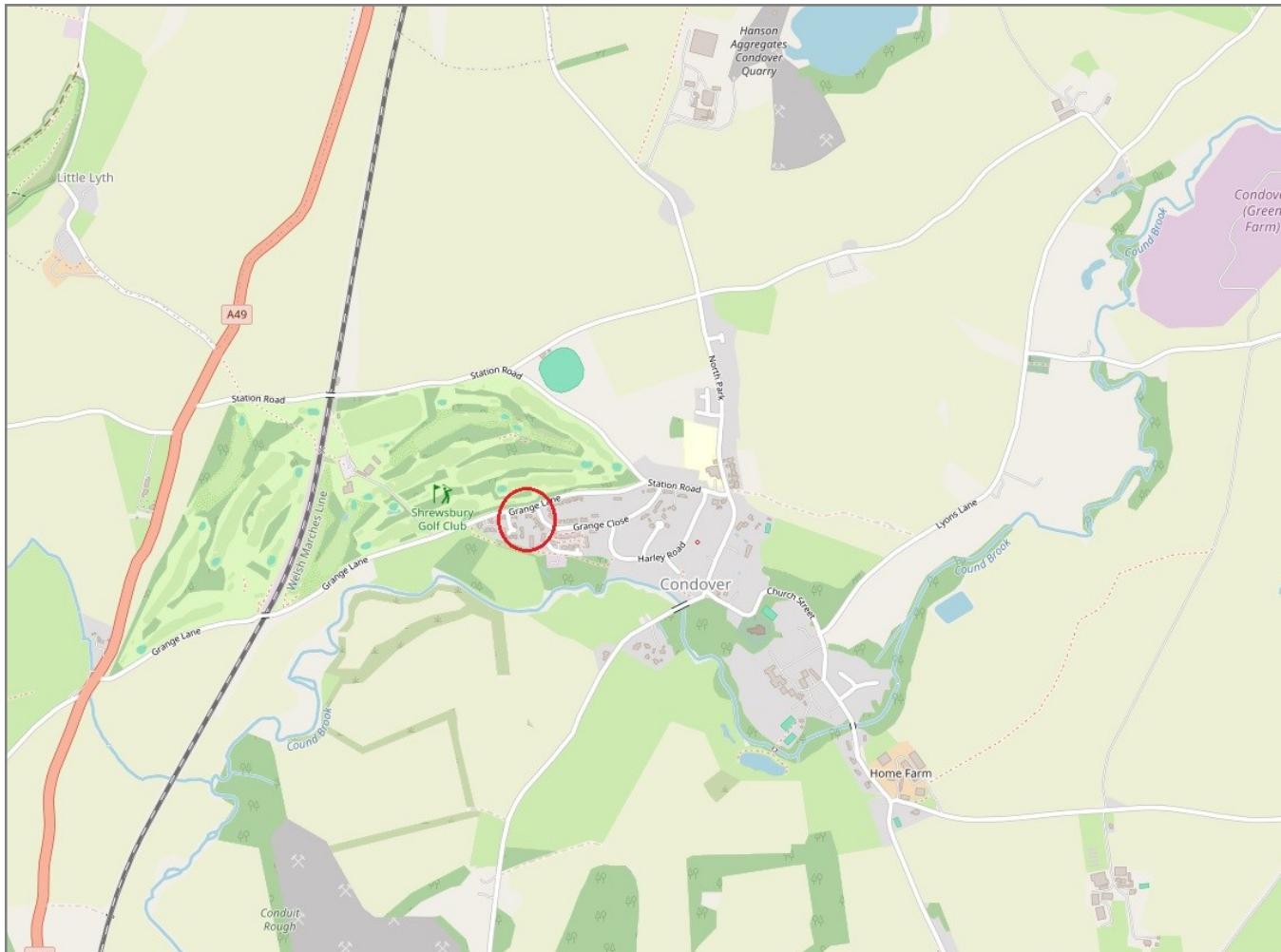


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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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