

42 Harley Road, Condover, Shrewsbury, SY5 7BB

www.hbshrop.co.uk



Offers In The Region Of £450,000

Viewing: strictly by appointment
through the agent

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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
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Offered for sale with NO UPWARD CHAIN, is this spacious, improved and extended four bedroom detached house, which offers pleasing and well presented living accommodation throughout. The property is located within this highly desirable village location of Condover where a selection of amenities can be found including: Primary school, local shop, golf club and church. The village is well placed for easy access to the Meole Brace retail park and the medieval town Centre of Shrewsbury and local bypass linking up to M54 motorway network. Viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, cloakroom, lounge/diner, attractive family kitchen/breakfast room, UPVC double glazed conservatory, L shaped utility room, study, first floor landing, large master bedroom with ensuite shower room, three further good size bedrooms, refitted family bathroom, front and well established private rear enclosed gardens, driveway, large 1 and a 1/2 garage, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

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

Reception hallway

Having understairs storage cupboard, UPVC double glazed window to front, radiator. Door to:

Understairs cloakroom

Having low flush WC, wall mounted wash hand basin, tiled floor.

Door from reception hallway gives access to:

Lounge/diner

24'7 x 12'10 max reducing down to 10'11

Having UPVC double glazed window to front and side of property, two radiator, coving to ceiling, period style coal effect gas fire with decorative timber fire surround.

Wooden framed glazed doors from lounge/diner gives access to:

UPVC double glazed conservatory

14'7 x 10'3

Having brick base, range of UPVC double glazed windows overlooking the property's rear gardens with UPVC double glazed French doors giving access to rear gardens, polycarbonated roof, tiled floor, wall light points.

Door from conservatory and reception hallway gives access to:

Attractive family kitchen/breakfast room

20'8 x 10'3

The attractive kitchen/breakfast room comprises: A range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset Belfast style sink with antique style mixer tap over, free standing Range Master cooker with five ring gas hob and concealed cooker canopy over, integrated fridge freezer, dishwasher, dresser style unit with glass display cabinets, plate rack and wine rack, tiled floor, UPVC double glazed French doors giving access to rear gardens, radiator, two Velux roof windows, recessed spotlights and coving to ceiling.

Door from from kitchen/breakfast room gives access to:

L shaped utility room

14'0 x 13'0 max

Having free standing freezer, washing machine and tumble dryer, modern eye level and base units, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, wall mounted extractor fan, UPVC double glazed window, tiled floor, radiator, UPVC double glazed door giving access to rear gardens, service door to garage.

From utility room door gives access to:





Study

10'2 x 6'10

Having coving to ceiling, radiator, UPVC double glazed window to rear.

From reception hallway stairs rise to:

First floor landing

Having loft access, shelved storage cupboard.

From first floor landing doors give access to: Four good size bedrooms and refitted bathroom.

Bedroom one

22'0 max x 14'2 max

Having UPVC double glazed window to front and rear of property, eaves storage, radiator. Door from bedroom one gives access to:

Ensuite shower room

Having large tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, tiled to walls, UPVC double glazed window to front, radiator, extractor fan to ceiling

Bedroom two

13'7 x 10'8

Having UPVC double glazed window to front, radiator, coving to ceiling

Bedroom three

13'0 x 10'11

Having UPVC double glazed window to rear, radiator, coving to ceiling.

Bedroom four

10'8 max x 10'4

Having UPVC double glazed window to front, radiator, coving to ceiling, built-in shelved store cupboard.

Refitted bathroom

Having an attractive three piece suite comprising: roll top bath, pedestal wash hand basin, low flush WC, fully tiled to walls, heated chrome style towel rail, UPVC double glazed window to rear, recessed spotlights to ceiling, tiled floor.

Outside

To the front of the property there is a brick paved driveway with low rise brick walling, inset shrubs, plants and bushes. From the driveway access is given to:

Large 1 and a 1/2 garage

20'2 x 14'10 max x 9'7 min

Having electrically operated up and over door, fitted power and light, wall mounted gas fired central heating boiler. Gated pedestrian access then leads to the property's:

Attractive generous size rear gardens

Having Indian sandstone paved patio, lawn gardens, mature apple tree, an array of specimen shrubs, plants and bushes, outside cold tap, timber gardens shed. The rear gardens are enclosed and offer good levels of privacy.

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 E

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.

Disclaimer

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

