HOLLAND BROADBRIDGE

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14 Hall Gardens, Condover, Shrewsbury, Shrosphire, SY5 7BD

www.hbshrop.co.uk









Offers In The Region Of £329,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
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The Property Ombudsman

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A spacious and neatly presented three bedroom semi detached house, pleasantly situated on the select residential development of Hall Gardens, in the highly desirable village of Condover. This attractive property offers well proportioned accommodation, making it an ideal choice for a variety of potential purchasers including growing families, professional couples and those seeking a comfortable home in an attractive village setting. The property also has the added benefit of being offered for sale with NO UPWARD CHAIN. Condover is a sought after village, renowned for is charming surroundings, strong sense of community and convenient access to the historic market town of Shrewsbury. The village benefits from a primary school, independent convenience store and village hall, whilst Shrewsbury provides an excellent selection of shopping, recreational and educational facilities. The property is also conveniently placed to access to the A49 and A5 providing excellent road links to the surrounding areas and beyond. Occupying a pleasing corner plot early viewing comes highly recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, kitchen/diner, sealed unit double glazed conservatory, first floor landing, three bedrooms, family shower room, front, side and rear enclosed gardens, ample off street parking, large detached brick built single garage, sealed unit double glazing, gas fired central heating, sought after village location. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over sealed unit double glazed entrance door gives access to:

Entrance hallway
Having radiator, understairs storage cupboard, wall mounted digital heating control panel, coving to ceiling.

Door from entrance hallway gives access to:

Cloakroom
Having low flush WC, wall mounted wash hand basin, half tiled to walls, vinyl floor covering, radiator, coving to ceiling, sealed unit double glazed window to front.

Door from entrance hallway gives access to:

Lounge
14'10 x 11'8
Having UPVC double glazed window to front, radiator, disconnected coal effect gas fire set to a marble style hearth with decorative fire surround, wall light points, coving to ceiling.

Part glazed door from entrance hallway gives access to:

Kitchen/diner
18'11 x 12'11 max reducing down to 9'3
The dining area comprises: radiator, coving to ceiling, sealed unit double glazed window. The kitchen area comprises: Eye level and base units with built-in cupboards and drawers, integrated double oven, space for appliances, fitted worktops with inset 1 1/2 sink drainer unit with mixer tap over, four ring gas hob with concealed cooker canopy over, tiled splash surrounds, tiled floor, coving to ceiling, UPVC double glazed window to rear.

Part glazed sealed unit double glazed door from kitchen/diner gives access to:

Sealed unit double glazed conservatory
11'4 x 7'8
Having brick base, range of sealed unit double glazed windows overlooking the property's rear gardens, polycarbonated roof, tiled floor, sealed unit double glazed French doors plus additional sealed unit double glazed door gives access to the property's rear gardens.

From entrance hallway stairs rise to:

First floor landing
Having loft access, radiator. Doors from first floor landing then give access to: Three bedrooms and shower room.

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Bedroom one
15'5 x 11'9 max
Having UPVC double glazed window to front, radiator, bult-in double wardrobe.

Bedroom two
11'9 max reducing down to 9'8 min x 10'1
Having UPVC double glazed window to rear, radiator, built-in double wardrobe, linen store cupboard housing Worcester gas fired central heating boiler.

Bedroom three
8'0 x 7'5
Having sealed unit double glazed Velux roof window, radiator.

Shower room
Having large tiled shower cubicle with wall mounted mixer shower and glazed shower screen to side, low flush WC, pedestal wash hand basin, vinyl floor covering, radiator, tiled to walls, sealed unit double glazed Velux roof window, wall mounted strip light with built-in shaver point.

Outside
To the front and side of the property there are lawn gardens with paved pathway giving access to the property front door. The property side / rear gardens comprises: Brick edged lawn garden with inset shrubs, large paved patio and sun terrace, outside cold tap, The side and rear gardens are enclosed by fencing. Gated pedestrian access then leads to the property's parking area where there is ample off street parking for 2/3 vehicles with access given to:

Large single garage
21'4 x 9'8
Having up and over door, fitted power and light, pedestrian service door, glazed window to side.

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 D

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).

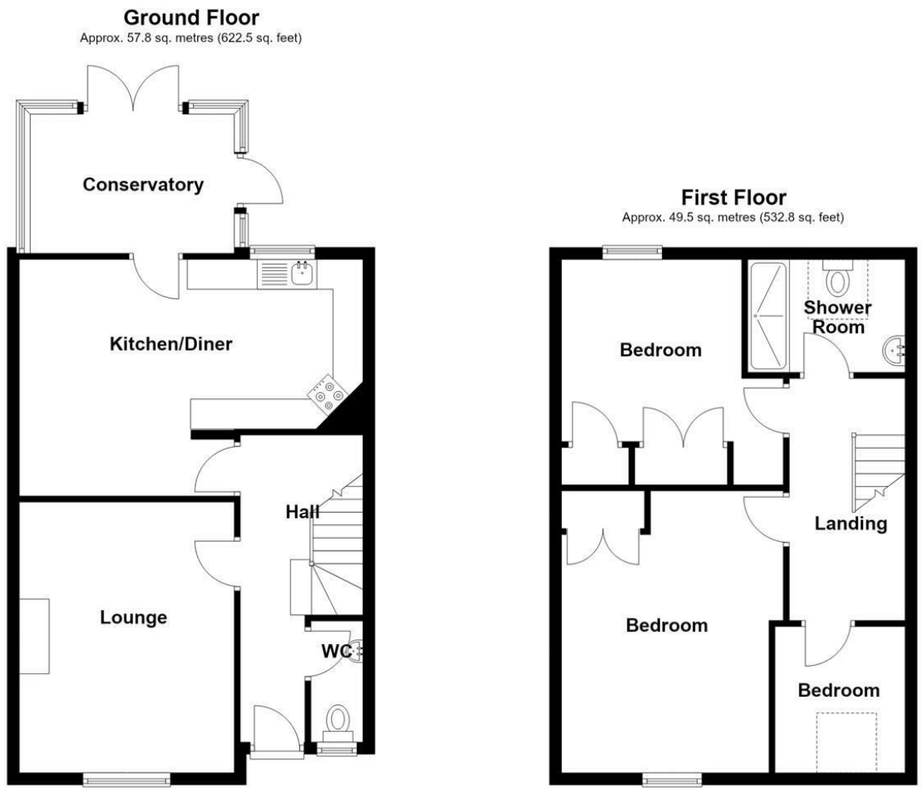
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Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their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

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Total area: approx. 107.3 sq. metres (1155.3 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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