



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

1 Grange Court, Condover, Shrewsbury SY5 7BU

Asking Price £450,000

To view this property please call us on **01743 236 800** Ref: C7659/WM/MU

An immaculately presented, 4 bedroomed detached family home.

This immaculately presented, 4 bedroomed detached family home provides well planned accommodation throughout and briefly comprises : entrance hall, downstairs wc, study, dining room, sitting room, kitchen, 4 bedrooms, en suite and main family bathroom. Double garage, spacious driveway and an impressive rear garden.

The property is located within the charming village of Condover which has a Primary School, local shop and Post Office. The village also boasts the beautiful St Andrews Church with its Medieval origins. Condover is well connected with the county town of Shrewsbury a short drive away for shopping, dining and excellent schools in both the state and private sector.



INSIDE THE PROPERTY

ENTRANCE HALL

DOWNSTAIRS WC

Low flush wc
Wash hand basin

STUDY

9'3" x 8'5" (2.82m x 2.57m)
Window to the fore.

SITTING ROOM

14'11" x 13'9" (4.55m x 4.19m)
'Clearview' wood burning stove
French doors leading out to the rear patio area.

DINING ROOM

11'4" x 10'0" (3.45m x 3.05m)
With a large window to the fore

KITCHEN

14'10" x 11'4" (4.52m x 3.35m;1.22m)
Bespoke Bulthaup wall and base units with a layout designed for socialising whilst cooking, with Integrated appliances and breakfast bar
Oak framed sliding doors leading out to the rear garden.

MASTER BEDROOM

15'3" x 13'8" (4.65m x 4.17m)
Window to the side and fore
Fitted wardrobes
Access to :

EN-SUITE SHOWER ROOM

Shower cubicle
Low flush wc
Wash hand basin
Window to the fore

BEDROOM 2

11'4" x 11'4" (3.35m;1.22m x 3.45m)
Fitted wardrobes
Window to the rear.

BEDROOM 3

11'8" x 8'5" (3.56m x 2.57m)
Window to the rear

BEDROOM 4

8'0" x 7'11" (2.44m x 2.41m)
Window to the fore

FAMILY BATHROOM

Low flush wc
Wash hand basin
Panelled bath
Window to the rear

OUTSIDE THE PROPERTY

DOUBLE GARAGE

15'5" x 15'3" (4.70m x 4.65m)
A quarter of this has been converted into a UTILITY SPACE with a range of wall and base units.

The property occupies a corner plot at the entrance to the small cul-de-sac comprising four residential properties, with the front garden featuring a patio area and raised railway sleeper beds which could be used for flowering perennials or for growing own produce.

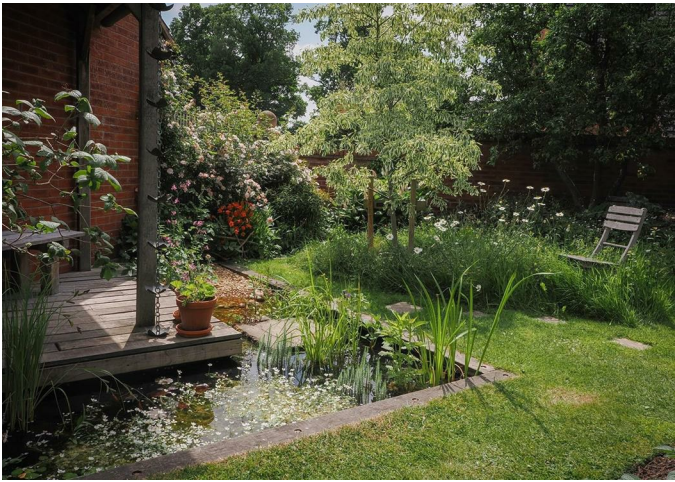
At the side, the driveway provides parking space for at least two vehicles as well as access to the integrated double garage. There is also side gated access through to the rear of the property.

A particular feature of the property, is the secluded walled rear garden which has been landscaped by the current owners to create year-round interest and intrigue, with beautiful well-stocked flower borders, an area laid to lawn, a patio for al fresco dining and a timber gazebo and deck beside a charming ornamental pond.





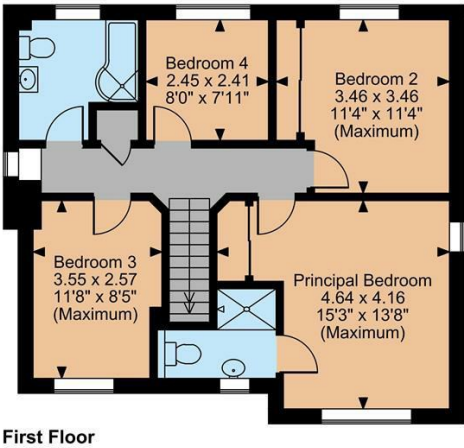
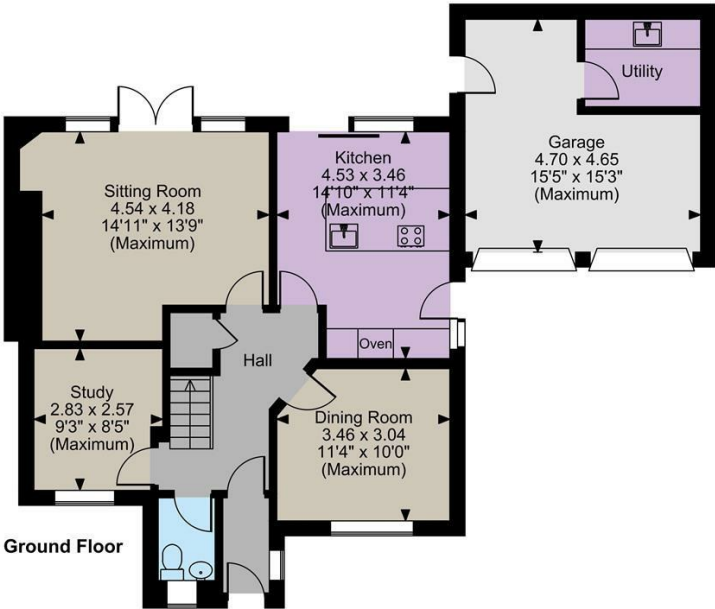
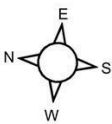




FLOOR PLANS ...



Grange Court, Condover
Main House internal area 1,367 sq ft (127 sq m)
Garage internal area 235 sq ft (22 sq m)
Total internal area 1,602 sq ft (149 sq m)

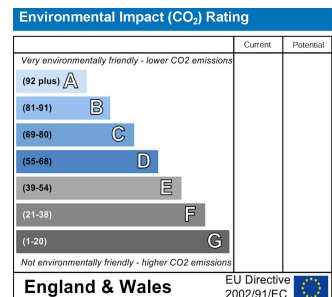
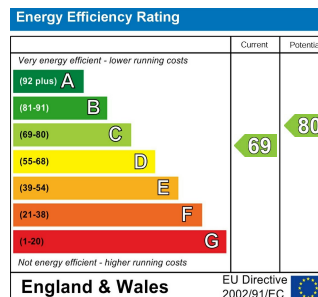


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A49 Hereford Road south and approx. half a mile after passing Bayston Hill turn left towards Condover. Follow the road into the village and take a right hand turn after the Primary School. Follow the road onto Grange Lane where the property will be found after some distance on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: F

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

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.

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