

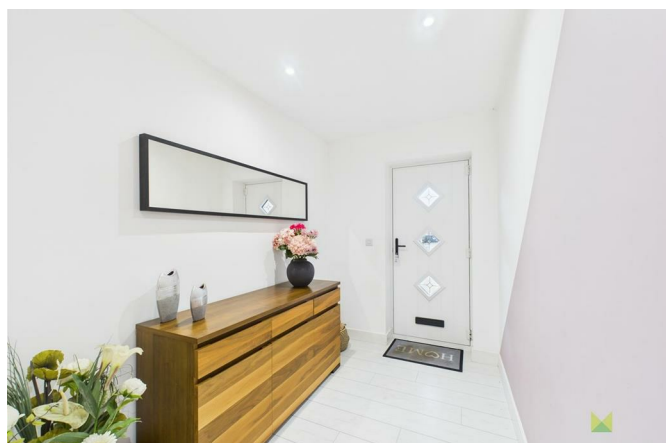
# 6 Harley Road Condover Shrewsbury SY5 7AX



**3 Bedroom Bungalow**  
**Offers In The Region Of £495,000**

## The features

- BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED
- PERFECT SPACE FOR DOWNSIZING OR THOSE WHO LOVE TO ENTERTAIN
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN, UTILITY ROOM
- FURTHER DOUBLE BEDROOM AND SHOWER ROOM
- EXTERNAL HOME OFFICE/HOBBIES ROOM/GYM. VIEWING ESSENTIAL
- 2-3 BEDROOM DETACHED BUNGALOW
- RECEPTION HALL WITH CLOAKROOM, LOUNGE WITH FRENCH DOORS
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND EN SUITE
- DRIVEWAY WITH AMPLE PARKING, LOVELY ENCLOSED REAR GARDEN
- EPC RATING C



### \*\*\* SUPERB EXTENDED DETACHED BUNGALOW \*\*\*

An excellent opportunity to purchase this immaculately presented, detached bungalow which has been greatly enhanced and extended to provide spacious and light accommodation, perfect for today's modern lifestyle - those who love to entertain, work from home, with its own independent external office and those who are looking to downsize and require space.

Occupying an enviable position in the heart of this most popular village on the Southern edge of the town being ideal for commuters with ease of access to the A5/M54 motorway network. Condoover benefits from a post office/general store, primary school and village social hub.

The accommodation which truly must be viewed to be fully appreciated briefly comprises - inviting Reception Hall with Cloakroom, fabulous open plan Living/Dining/Kitchen - the perfect entertaining space, Lounge, Utility Room, Principal Bedroom suite with large Dressing Room (former Bedroom), en suite Shower Room, further double Bedroom and Shower Room.

The property has the added benefit of underfloor heating, double glazing, driveway with ample parking and EV charging point, GARDEN HOME OFFICE/STUDIO, lovely South facing enclosed rear garden.

VIEWING ESSENTIAL.

## Property details

### LOCATION

Condoover is a much sought after village located on the Southern edge of the County Town of Shrewsbury, being a short drive from the A5/M54 motorway network. Condoover benefits from beautiful countryside walks, a golf course, primary school, village store/post office and active social bar/hub.

### RECEPTION HALL

Covered entrance with composite door opening to spacious Reception Hall with wooden effect flooring.

### CLOAKROOM

with suite comprising WC and feature wash stand with circular glass basin and mixer tap. Window to the side, continuation of wooden effect flooring.

### FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

The perfect space for today's modern lifestyle and those who love to entertain, flooded with natural light from feature bi-fold doors leading onto the sun terrace, window overlooking the garden and glazed roof lantern. Wooden effect flooring throughout.

The Kitchen is comprehensively fitted with contemporary range of grey fronted shaker style units and comprising undermount sink set into base cupboard with mixer taps set into triple base unit with integrated dishwasher beneath. Range style cooker with extractor hood over and twin set of deep pan and crockery drawers to either side, tall shelved larder unit and eye level microwave with cupboards above and below and space for American style fridge freezer.

Peninsular divide with large breakfast bar overhang with additional storage and display shelving beneath leading through to

Living/Dining Area - this is a great versatile open space for everyday living and entertaining. Opening to

### LOUNGE

with double opening French doors leading to the garden and sun terrace, media point, continuation of wooden effect flooring.

### UTILITY ROOM

with worksurface having space beneath for appliances, range of eye level wall units, window to the side.

### INNER HALL

With access leading off to

### PRINCIPAL BEDROOM SUITE

This fabulous space has been re-configured by the current owners to provide a lovely large Bedroom with adjoining Dressing Room and En suite - and could easily be amended to return the Dressing Room to a Bedroom if required.

Bedroom - a generous double room with window to the front, built in storage cupboard, radiator.

### EN SUITE SHOWER ROOM

A well appointed room having large walk in shower with direct mixer unit with drench head, wash hand basin set into vanity with storage beneath and backlit mirror over, concealed WC. Complementary tiled walls and flooring, heated towel rail, window to the front.

### DRESSING ROOM

Previously Bedroom 3. Beautifully fitted with range of ladies and gentlemen's wardrobes comprising hanging rails, drawers and shelving. Matching dressing table with drawers to either side, radiator, window to the front.

### GUEST BEDROOM

Another generous double room with window to the side, radiator, fitted wardrobe recess with hanging rail and shelving.

### SHOWER ROOM

Attractively fitted with large walk in shower with direct mixer unit and drench head, wash hand basin set into vanity with storage beneath and WC. Complementary tiled surrounds and flooring, heated towel rail.

### OUTSIDE

The property occupies an enviable position in the heart of this popular village approached over driveway with parking for numerous cars and having EV charging point, screened from the road by hedging. Side pedestrian access leads around to lovely South facing Rear Garden which has been landscaped to provide a large sun terrace which is perfect for outdoor entertaining, good sized lawn with flower and shrub beds and enclosed with wooden fencing. Large Garden Storage Shed and to the side a useful Home Office/Gym/Hobbies Room.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



## 6 Harley Road, Condover, Shrewsbury, SY5 7AX.

3 Bedroom Bungalow

Offers In The Region Of £495,000





## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 85        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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