



1 Grange Court  
Condover, Shrewsbury, Shropshire

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP



## A comfortable family home with modern styling and fittings, as well as a delightful, landscaped garden.

A well-presented detached family home, set in a peaceful position on the edge of the popular village of Condoover. The property features sensitively modernised accommodation comprising four bedrooms and attractive, understated styling and décor, as well as high-quality fittings throughout, while outside there is an expertly landscaped walled garden.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**LANDSCAPED GARDEN**



**FREEHOLD**



**VILLAGE**



**1,367 SQ FT**



**GUIDE PRICE  
£575,000**



### The property

1 Grange Court is an impressive detached four-bedroom home, set on a small and peaceful cul-de-sac in the village of Condoover. There are three flexible, comfortable reception rooms on the ground floor, including the useful study at the front, as well as the formal dining room. The main ground floor reception is the sitting room at the rear, which has a woodburning stove and French doors opening onto the landscaped walled garden welcoming plenty of natural light. Additionally, the kitchen offers sleek modern and stylish fitted units, integrated appliances, a breakfast bar and sliding glass doors opening onto the rear garden, as well as a door for side access. The utility room, located in the garage, provides useful further space for appliances and additional home storage.

Upstairs the four bedrooms include a generous principal bedroom with built-in storage and en suite shower room. The first floor also has a family bathroom with an over-bath shower.

### Outside

The house 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.

The garden is a particular feature of the property having been landscaped by the current owners to create year-round interest and intrigue, with beautiful well-stocked flower borders and area of lawn, a patio for al fresco dining and a timber gazebo and deck beside a charming ornamental pond. At the side, the driveway provides parking space for at least two vehicles, as well as access to the integrated double garage.

**Please note that the external images on this page are from June 2023.**





## Location

The popular village of Condover is located within Shropshire's famous "Golden Triangle", within easy reach of historic Shrewsbury and surrounded by beautiful rolling countryside complemented by a number of amenities including a primary school, a village, golf club and a parish church, while nearby Dorrington has a local shop, a pub and a primary school.

A wider range of facilities are available within the historic County Town of Shrewsbury including shopping, leisure and social facilities, along with a choice of state and independent schools.

The A49 provides excellent road connections, while the M54 provides links to Birmingham. Rail services to major regional centres and onward links to central London and both Liverpool John Lennon and Birmingham International Airports providing a wide range of domestic and international flights.



## Distances

- Dorrington 2 miles
- Shrewsbury town centre 5 miles
- Much Wenlock 12 miles
- Telford 16 miles

## Nearby Stations

- Shrewsbury
- Church Stretton
- Wellington

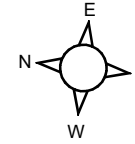
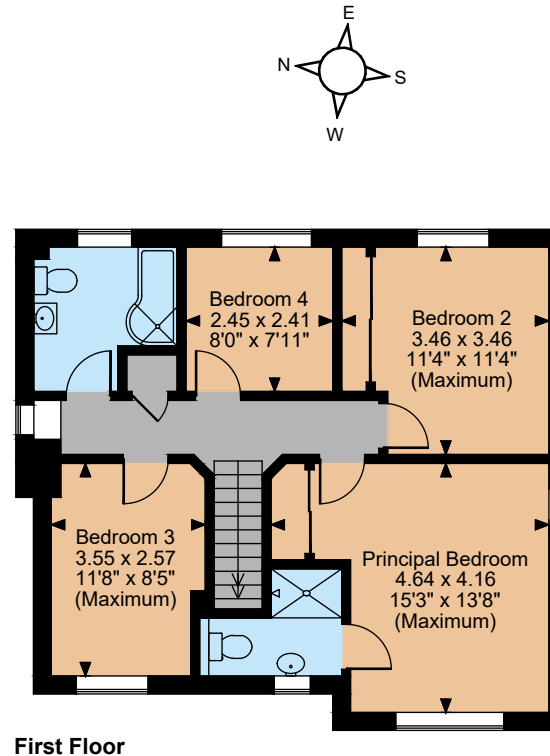
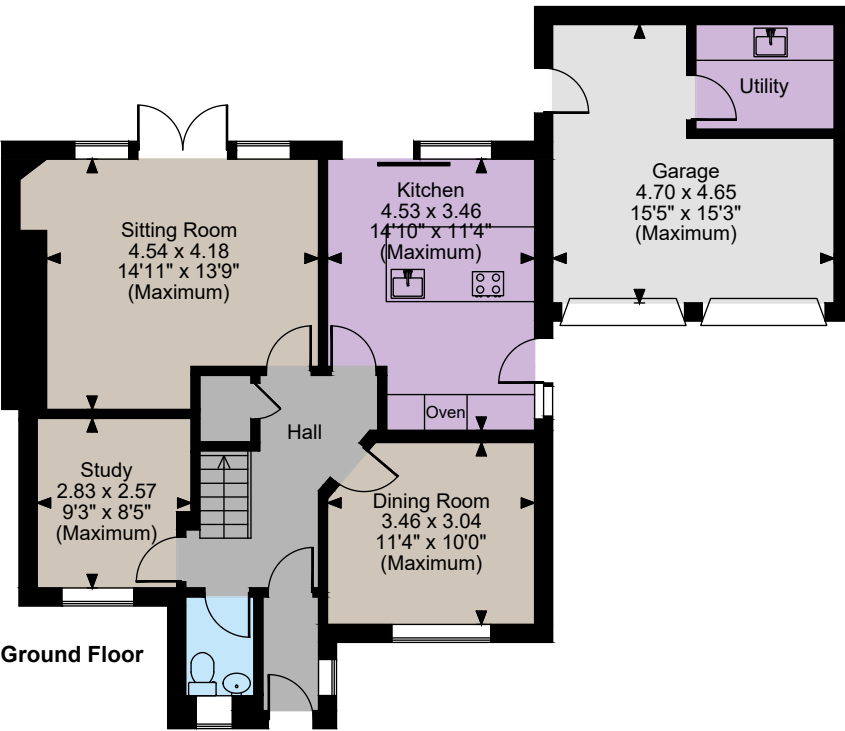
## Key Locations

- Shrewsbury (historic town)
- Shropshire Hills
- National Trust Attingham Park

## Nearby Schools

- Condover CofE Primary School
- Oakmeadow Church of England Primary and Nursery Schooling
- St Edward's CofE Primary School
- Meole Brace Church of England Primary and Nursery
- Longden CofE Primary School
- Meole Brace School
- The Priory School
- Radbrook Primary School
- Mereside Church of England Primary Academy
- Longnor CofE Primary School
- Church Stretton School
- Prestfelde Prep School
- Shrewsbury High School for Girls
- Shrewsbury School





### Floorplans

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 identification purposes only.

### Directions

Post Code SY5 7BU  
 What3words agents.gossiping.jogged

### General

**Local Authority:** Shropshire Council  
**Services:** Mains electricity, gas, water and drainage.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band F  
**EPC Rating:** C  
**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.  
**Wayleaves and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

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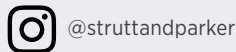
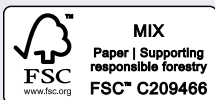
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