



Plots 2 & 3, King Edwards Fields, Condover, Shrewsbury

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## Plots 2 & 3

### King Edwards Fields

### Condover, Shrewsbury

### SY5 7AD

Wonderful brand new executive homes offering generous accommodation over two floors located in a favoured Shropshire village

Shrewsbury 5.5 miles, Church Stretton 9 miles, Telford 17 miles, Bridgnorth 20 miles, Ludlow 24 miles, Wolverhampton 34 miles, Birmingham 49 miles

Kitchen/dining/family rooms | Sitting rooms  
Utility rooms | Studies | Galleried landings  
5 Bedrooms | Dressing rooms | 2 en suites  
Bathrooms | Driveways | Detached garages  
Countryside views | EPC Ratings B

#### The property

2 & 3 King Edwards Fields are executive detached homes which form part of a wonderful new development of only 5 properties located in the popular village of Condover. The properties which have stunning views to the rear over the lovely Shropshire countryside offer generous flexible accommodation of around 2322 square feet over two floors and benefit from modern fixtures and fittings including well equipped kitchens, stylish bathrooms, en suites and underfloor heating to the ground floors.

The welcoming entrance halls lead to the sitting rooms, kitchen/dining/family rooms, studies and cloakrooms. An attractive oak staircase with black metal spindles leads to the galleried first floors. The double aspect sitting rooms have feature bespoke cabinets with shelving and storage cupboards, and incorporate space for televisions. Bi fold doors give access to the rear gardens.

The spacious handmade kitchens by DK Malin offer an extensive range of contemporary wall and floor units with quartz work surfaces, and are fully equipped with modern appliances. The kitchens open up into the dining areas and impressive family rooms which have doors leading to the rear gardens which is ideal for entertaining and alfresco dining. The adjacent separate utility rooms benefit from eye and base level cupboard units, washing machine and tumble dryer. A door from the utility rooms gives access to the side of the property.

On the first floor there are five bedrooms and a family bathroom all accessed via galleried landings. The principal bedrooms have wonderful countryside views to the rear and benefit from walk in dressing rooms with built in wardrobes and stylish en suite bathrooms. The second bedrooms also have countryside views and benefit from en suite shower rooms. Three of the five bedrooms on the first floor have far reaching countryside views.

#### Outside

The enclosed rear gardens are mainly laid to lawn and have paved patios and pathways giving side access to the fronts.

The ample driveways each lead to a detached garage with power, light and eaves storage space.



**Location**

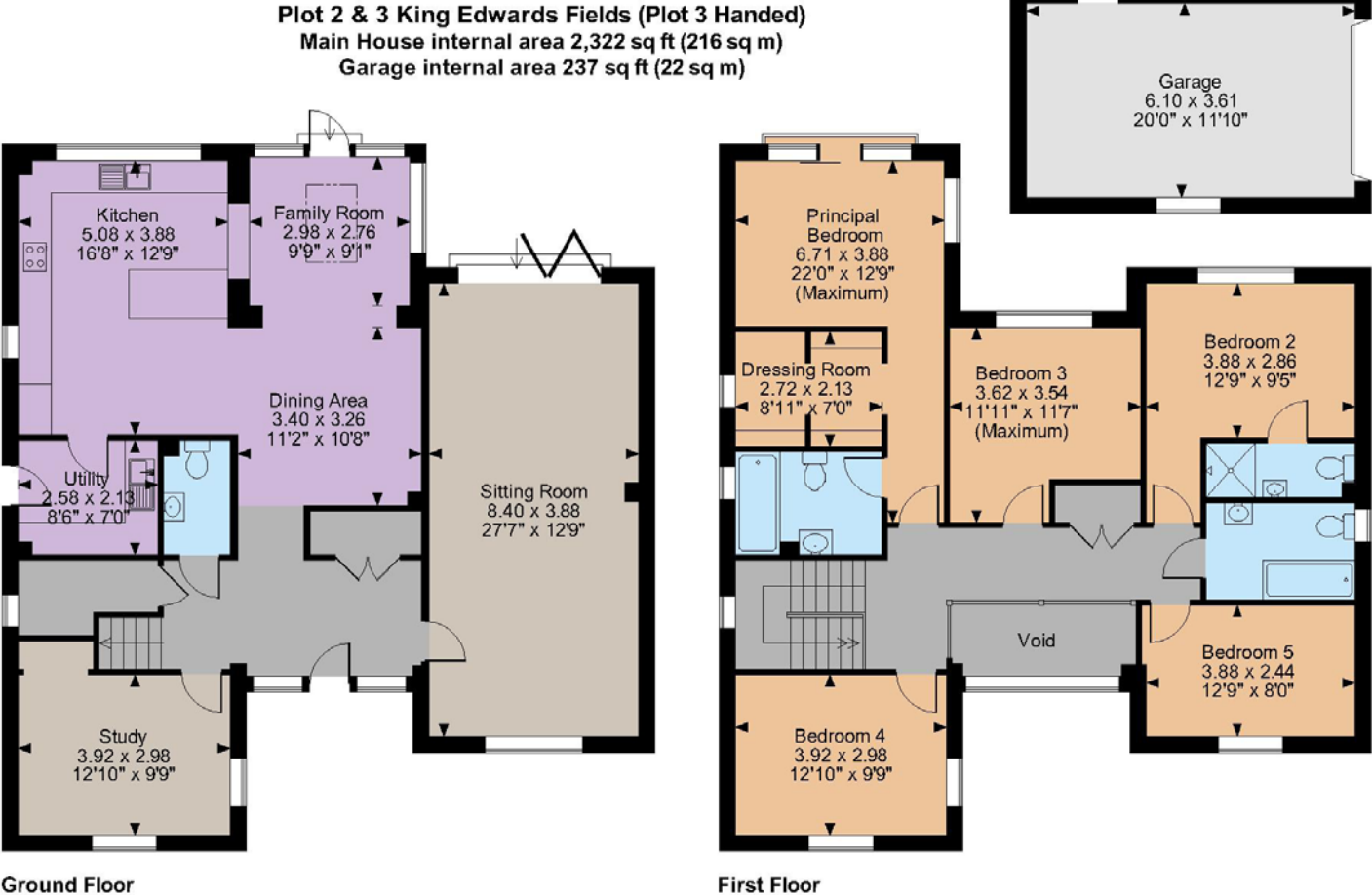
King Edwards Fields can be found in the heart of the popular village of Condover which is supported by a number of amenities including a post office, primary school, nursery, Church and golf club.

The nearby County Town of Shrewsbury is bustling and vibrant with an extensive range of shopping, leisure and social facilities including the Theatre Severn, Quarry Park (which hosts a range of events including the annual Flower Show) and Pengwern Boat Club.

A number of highly regarded preparatory and public schools are also close by including Prestfelde, Kingsland Grange, Shrewsbury School, Old Hall, Wrekin College and Shrewsbury High School for Girls, as well as a number of popular state schools.

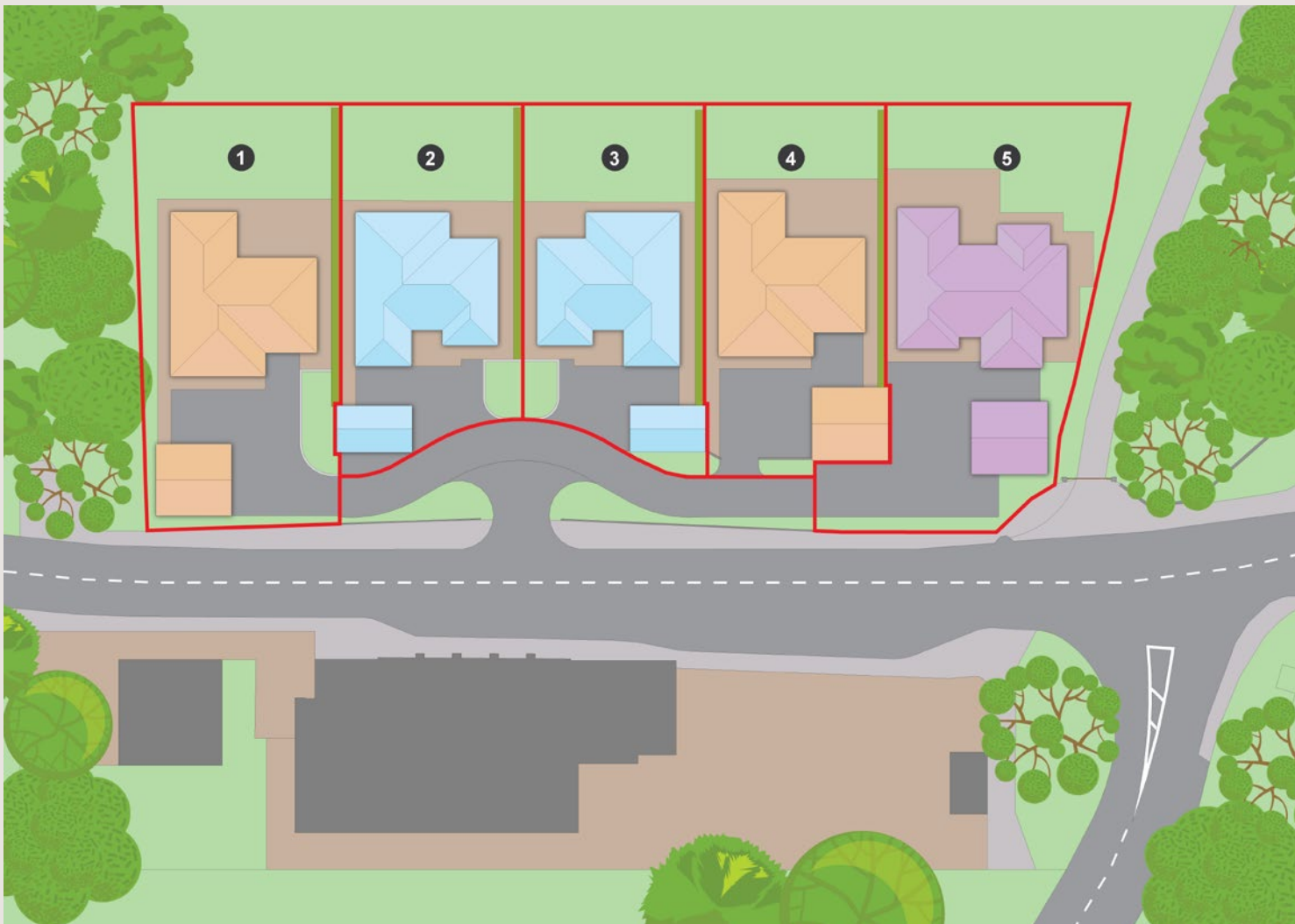
Road links are excellent with the A49, giving access to Church Stretton and Ludlow to the south and to the north Shrewsbury and the A5/ M54 providing access to Telford, Birmingham and the national motorway network.

There is a train station at Church Stretton and Shrewsbury. International airports are located in Birmingham, Manchester and the East Midlands.



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8525904/SS





## Directions

From Shrewsbury, head south on the A49, taking the left turn approximately half a mile south of Bayston Hill signposted Condover (onto Station Road). Follow this road into the village, passing Condover Cricket club on the right and King Edwards Fields can be found on the left.

## General

**Local Authority:** Shropshire Council

**Services:** Mains water, drainage, electric and gas

**Council Tax:** Unallocated

**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.

**Tenure:** Freehold

**Guide Price:** £775,000

**Warranty:** Premier - 10 years

**Agents notes:** The common parts which include the shared driveway, gardens and associated utilities will be owned by a management company. On completion of the sale of the final property the management company will be transferred to all five dwellings. Management fee to be confirmed, please consult your solicitor for verification.

Floor plan shown is of plot 2, the layout of plot 3 is handed. Internal images shown are of plot 2, the finishes for each house type vary.

## Shrewsbury

Theatre Royal, 16 Shoplatch, SY1 1HR

**01743 284200**

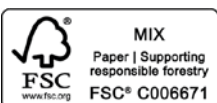
shrewsbury@struttandparker.com  
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken Jan 2023. Particulars prepared Jan 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

