



5 King Edwards Fields, Condoover, Shrewsbury

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BNP PARIBAS GROUP



## 5 King Edwards Fields, Condover, Shrewsbury SY5 7EZ

A wonderful detached home 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 room | Sitting room  
Utility room | Study | 4 Bedrooms | Walk in wardrobe | 2 en suites | Bathroom | Driveway  
Double width garage | Countryside views  
EPC Rating B

### The property

5 King Edwards Fields is an executive detached home located in the popular village of Condover. The property which has stunning views to the rear over the lovely Shropshire countryside offers generous flexible accommodation of around 2782 square feet over two floors and benefits from modern fixtures and fittings including well equipped kitchen, stylish bathroom and en suites and underfloor heating to the ground floor.

The impressive entrance hall leads to the sitting room, kitchen/dining/family room and study. An attractive oak staircase with black metal spindles, leads to the first floor. The rear aspect sitting room has a feature bespoke cabinet with shelving and storage cupboards which incorporates space for a television. Bi fold doors give access to the rear garden.

The spacious handmade kitchen by DK Malin offers an extensive range of contemporary wall and floor units with quartz work surfaces and is fully equipped with modern appliances. This

generous open plan room has two sets of doors which lead to the garden which is ideal for entertaining and alfresco dining. The adjacent separate utility/boot room benefits from eye and base level cupboard units, washing machine and tumble dryer. A door from the utility room gives access to the front of the property and cloakroom.

On the first floor there are four bedrooms and family bathroom all accessed via an impressive galleried landing. The principal bedroom has wonderful countryside views to the rear and benefits from a walk in wardrobe and stylish en suite bathroom with separate shower. Bedroom two which also has countryside views, benefits from an en suite shower room. Three of the four bedrooms on the first floor have far reaching countryside views.

### Outside

The enclosed rear garden is mainly laid to lawn and has a paved patio and pathway giving side access to the front.

The ample driveway leads to a detached double width garage which has power and light and eaves storage space.



## Location

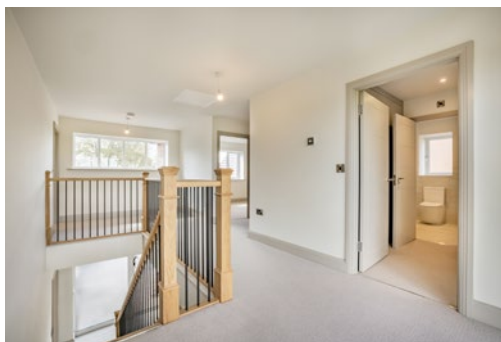
King Edwards Fields can be found in the heart of the popular village of Conover which is supported by a number of amenities including a post office, primary school, nursery, Church and golf club.

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.

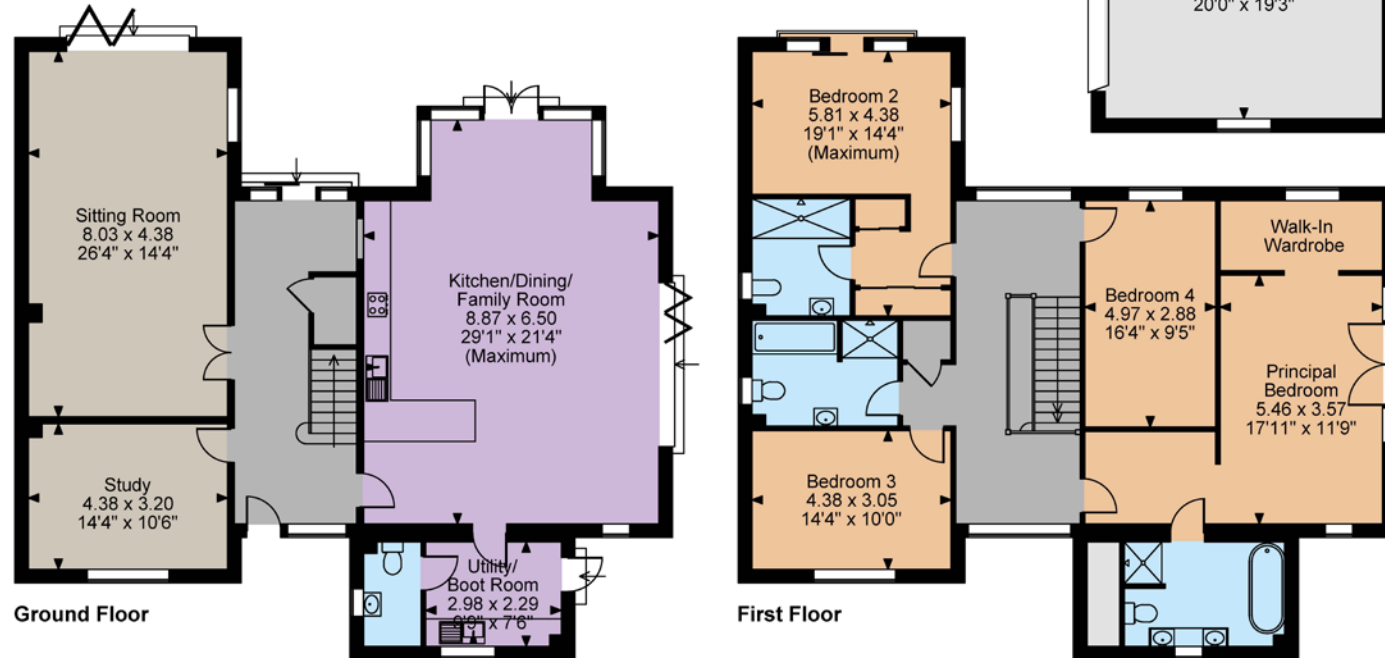
A number of highly regarded preparatory and public schools are also close by including Prestfelde, Kingsland Grange, Shrewsbury School, Old Hall, Wrekin College and Shrewsbury High School for Girls, as well as a number of popular state schools.

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.



**5 King Edwards Fields**  
Main House internal area 2,782 sq ft (258 sq m)  
Double Garage internal area 385 sq ft (36 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.  
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## 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:** Band G

**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:** £875,000

**Agents note:** The upkeep and maintenance of the common parts which includes the shared driveway will be the equal responsibility of all five neighbouring properties.

Please note that the property has been tenanted on a long term let for the last two years by our developer client.

## Shropshire & Mid Wales

Theatre Royal, 14 Shoplatch, SY1 1HR

**01743 284200**

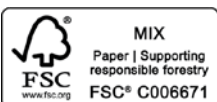
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