75 Glebelands
Shawbury Shrewsbury
SY4 4JU

MONKS

3 Bedroom House
Offers In The Region Of £230,000

The features

- IMMACULATELY PRESENTED AND MUCH IMPROVED
- ENVIABLE VILLAGE LOCATION WITH LOVELY RURAL VIEWS
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM
- 3 GENEROUS BEDROOMS AND NEWLY FITTED BATHROOM
- VIEWING ESSENTIAL AND NO UPWARD CHAIN
- 3 BEDROOM HOME - PERFECT FOR FIRST TIME BUYER
- IDEAL FOR COMMUTERS TO SHREWSBURY, TELFORD AND M54 NETWORK
- CONSERVATORY, UTILITY AND GROUND FLOOR SHOWER ROOM
- LOVELY ESTABLISHED REAR GARDEN BORDERED BY FIELDS
- EPC RATING D

***** MUCH IMPROVED 3 BEDROOM HOME WITH VIEWS *****

An excellent opportunity to purchase this beautifully presented 3 bedroom home which has been much improved and extended and is perfect for first time buyer or growing family.

Occupying an enviable position bordered by open farmland with lovely rural views in the heart of this much sought after village. Shawbury boasts an excellent range of amenities including primary school and doctors and is ideally placed for commuters with ease of access to Shrewsbury, Telford and the A5/M54 motorway network.

The accommodation briefly comprises Entrance Porch, good sized Lounge, attractive re-fitted Kitchen/Dining Room, Conservatory, Utility, Ground Floor Shower Room, 3 Bedrooms and newly fitted Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, lovely established rear garden bordered by open farmland. No upward chain.

Viewing essential.

Property details

LOCATION
The property occupies an enviable position in the heart of this popular North Shropshire village with is self sufficient with an excellent range of amenities including primary school, doctors with pharmacy, supermarket, restaurants/public house, takeaways and recreational facilities along with lovely countryside walks. For commuters there is ease of access to the nearby County Town of Shrewsbury, Telford, Market Drayton and The Potteries.

ENTRANCE PORCH
Double glazed door opening to useful Porch with tiled floor and further door to

LOUNGE
A lovely light room with window overlooking the front, parquet style wooden flooring, media point, radiator. Useful understairs storage cupboard.

KITCHEN/DINING ROOM
The Kitchen is attractively fitted with modern range of grey fronted high gloss units incorporating deep enamel sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and dishwasher. Attractive tiled surrounds and complementary eye level wall units. Range style cooker set within a recess, with spice storage to either side, tiled splash with extractor hood and space for American style fridge freezer.

The Dining area has space for table, radiator. Tiled flooring throughout and recessed ceiling lights. Sliding patio doors to

CONSERVATORY
Being of brick and sealed unit double glazed construction with French doors leading to the garden and additional door to the side, tiled floor, radiator.

UTILITY ROOM
with wooden worksurface having space beneath for washing machine and tumble dryer, recess for freezer, range of fitted shelving, window to the side.

SHOWER ROOM
Newly fitted with suite comprising large walk in shower with direct mixer unit with drench head, wash hand basin and WC set into concealed vanity with storage. Fully tiled walls and flooring, contemporary wall mounted column style radiator, window to the rear.

FIRST FLOOR LANDING
Stairs lead to the First Floor with useful Linen/Airing Cupboard.

BEDROOM 1
A generous double room with window to the front, wardrobes, radiator.

BEDROOM 2
Another double room with window overlooking the rear garden and rural aspect over adjoining farmland, useful built in storage cupboard housing gas boiler, radiator.

BEDROOM 3
with window to the front, built in storage cupboard, radiator.

BATHROOM
Attractively re-fitted with suite comprising shaped panelled bath with direct mixer shower unit with drench head over, wash hand basin and WC set into concealed vanity with storage, fully tiled walls and flooring, heated towel rail. Two windows to the rear, recessed ceiling lights.

OUTSIDE
The property is approached over driveway with parking for two cars. Side pedestrian access leads around to the LOVELY ESTABLISHED REAR GARDEN which is a particular feature of the property being laid to various gravelled and paved seating areas, perfect for those who love to outdoor entertain and dine, one in particular with a covered pergola. Good sized lawn with range of specimen trees and hedging, bordered to the rear by open farmland with lovely rural views.

GENERAL INFORMATION
There is an ample supply of power points fitted throughout.

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

SERVICES
We are advised that mains electric, water and drainage are connected with gas fired central heating.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band B - 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 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.

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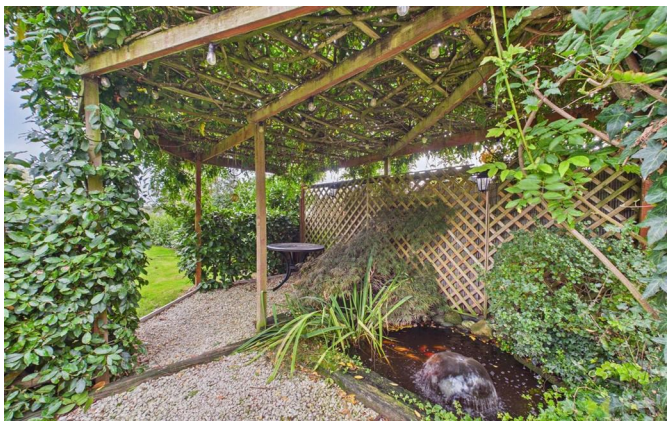

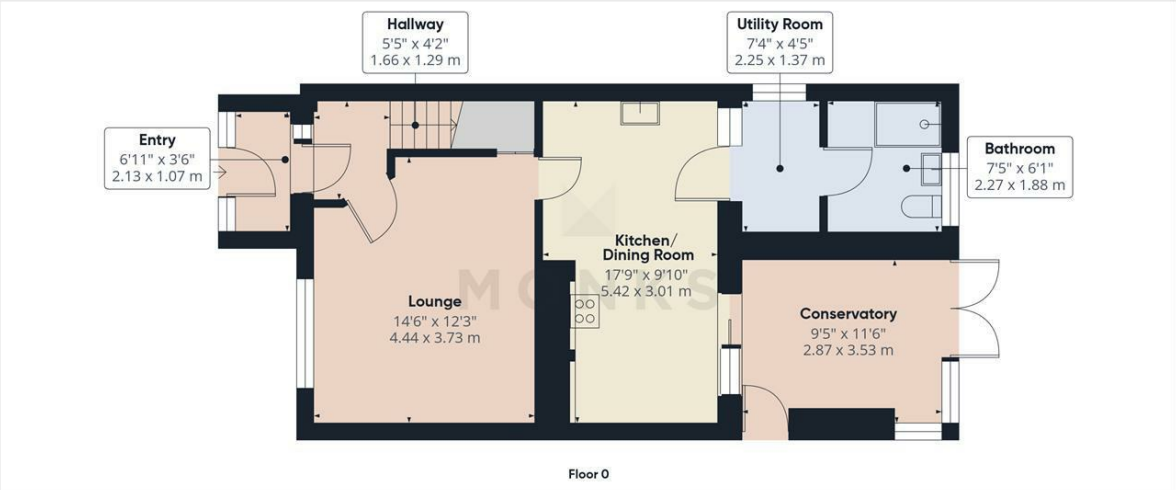

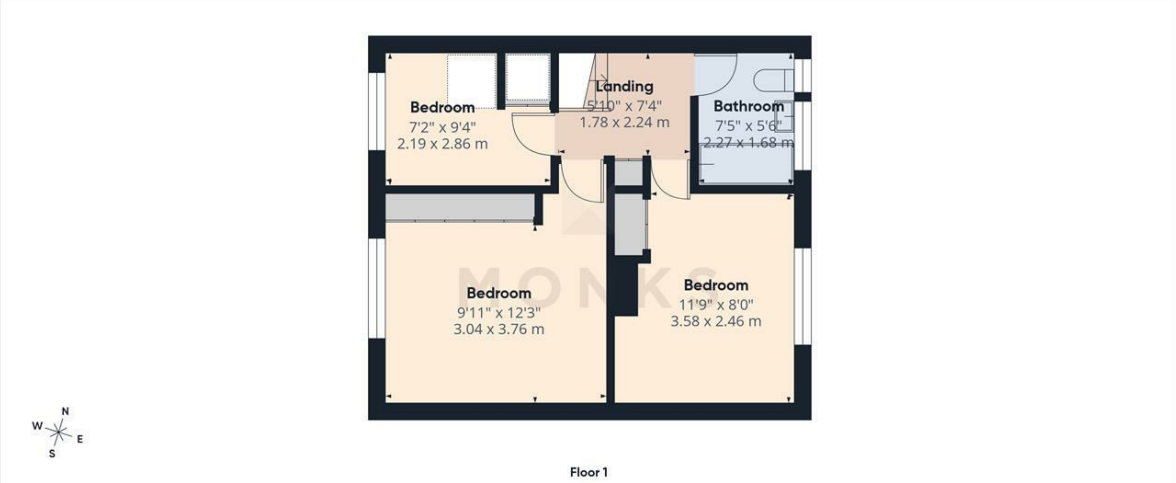

MONKS

Approximate total area(1)
981 ft²
91.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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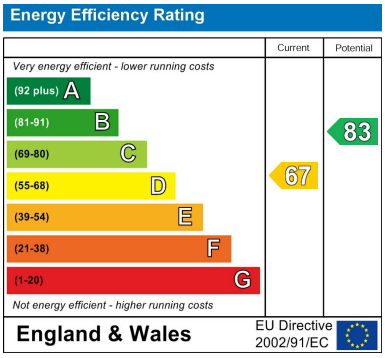

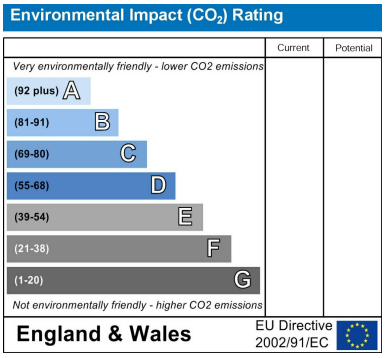

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We're available 7 days a week

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

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• 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.

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