

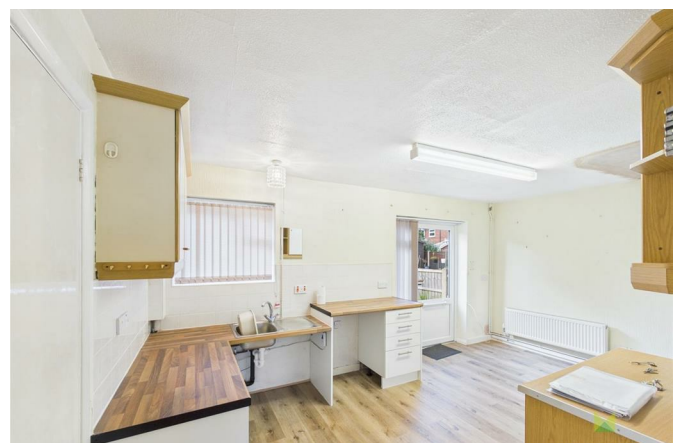
# 16 Glebelands Shawbury Shrewsbury SY4 4JT



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £200,000**

## The features

- EXCELLENT SIZED GARDEN
- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- 3 BEDROOMS AND WET ROOM
- SET IN HEART OF POPULAR VILLAGE WITH GREAT AMENITIES
- VIEWING RECOMMENDED.
- SCOPE FOR MODERNISATION
- HALL, CLOAKROOM, LOUNGE, KITCHEN/DINING ROOM, SUN LOUNGE
- ENVIABLE CUL DE SAC LOCATION
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- EPC RATING D



\*\*\* SET IN A FABULOUS SIZED PLOT \*\*\*

An excellent opportunity to purchase this mature 3 bedroom semi detached house offering some scope for improvement and perfect for first time buyer or growing family.

Occupying an enviable position in the heart of this popular North Shropshire village with excellent facilities and for commuters ease of access to Shrewsbury, Telford and the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, Sun Room, 3 Bedrooms and Shower Room.

The property has the benefit of gas central heating, double glazing, brick stores and excellent sized gardens to the front, side and rear.

Offered for sale with no upward chain, viewing recommended.

## Property details

### LOCATION

Occupying an enviable position in the heart of this popular North Shropshire village with excellent facilities and for commuters ease of access to Shrewsbury, Telford and the A5/M54 motorway network.

### RECEPTION HALL

Covered entrance with door and side screen opening to Reception Hall, wooden effect flooring, radiator.

### LOUNGE

having window overlooking the front, tiled fireplace and hearth, media point, radiator.

### KITCHEN/DINING ROOM

Dining Area with French door opening onto the garden, radiator. The Kitchen is fitted with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and eye level wall units. Window overlooking the garden, wooden effect flooring throughout, radiator.

### INNER HALL

With door to

### SUN LOUNGE

being of sealed unit double glazed construction with door to the garden.

### CLOAKROOM

with suite comprising WC and wash hand basin, window to the rear.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side and access to roof space.

### BEDROOM 1

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

### BEDROOM 2

having window to the rear, fitted storage cupboard, radiator.

### BEDROOM 3

with window to the front, radiator.

### SHOWER ROOM

Being fitted out as a wet room with electric shower, wash hand basin and WC. Fully tiled walls, radiator, window to the rear.

### OUTSIDE

The property occupies an enviable cul de sac location and is set back from the road approached over paved pathway with large gravelled forecourt area with well stocked shrub and herbaceous beds. Side pedestrian access leads around to the garden which is of an excellent size, being laid to paved sun terrace and large lawn with abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees and enclosed with wooden fencing.

### 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 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.

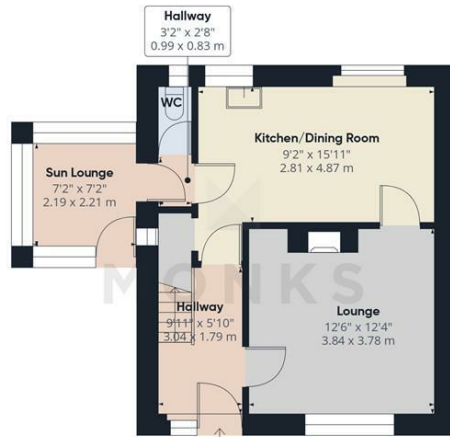
#### NEED TO CONTACT US

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

## 16 Glebelands, Shawbury, Shrewsbury, SY4 4JT.

3 Bedroom House - Semi-Detached  
Offers In The Region Of £200,000





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
823 ft<sup>2</sup>  
76.4 m<sup>2</sup>

(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.

GIRAFFE360



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## Get in touch

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13A High Street, Wem,  
Shropshire, SY4 5AA

## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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### Environmental Impact (CO<sub>2</sub>) Rating

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

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.
- 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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