

# 54 Glebelands Shawbury Shrewsbury SY4 4JT



3 Bedroom House - Semi-Detached  
Offers In The Region Of £215,000

## The features

- ENVIABLE VILLAGE LOCATION
- RECEPTION HALL, LOUNGE, KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN
- EXCELLENT FACILITIES ON HAND
- EPC RATING D
- PERFECT FOR FIRST TIME BUYER OR GROWING FAMILY
- 3 BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY WITH PARKING FOR UP TO 3 CARS
- VIEWING RECOMMENDED



**\*\*\* 3 BEDROOM HOME IN ENVIABLE VILLAGE LOCATION \*\*\***

An opportunity to purchase this spacious 3 bedroom home which is perfect for first time buyer or growing family.

Occupying an enviable position in the heart of this popular North Shropshire village ideally placed for commuters with ease of access to Shrewsbury, Telford and The Potteries. Shawbury offers a fabulous range of amenities including supermarket, shops, takeaways, school, doctors, active village hall, restaurants/public houses and countryside walks.

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

The property has the benefit of central heating, double glazing, driveway with parking for 3 cars and lovely established rear garden offering a good level of privacy.

Viewing recommended.

## Property details

### LOCATION

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### RECEPTION HALL

Entrance door opens to Reception Hall with window to the side, useful under stairs recess, radiator.

### LOUNGE

having window overlooking the front, ornamental fire place, media point, radiator. Wooden effect flooring.

### KITCHEN/DINING ROOM

Dining Area having double opening doors leading onto the rear garden, radiator. Peninsular divide with storage cupboards to

Kitchen which is fitted with units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having space for appliances, inset 4 ring hob with oven and grill beneath, tiled surrounds and eye level wall units. Window to the side and door to the garden, tiled flooring throughout.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

### BEDROOM 1

A generous double room with window to the front, excellent range of fitted wardrobes running the width of one wall, radiator.

### BEDROOM 2

Another double room with window to the rear, range of fitted wardrobes, radiator.

### BEDROOM 3

with window to the front, wardrobe recess, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property is approached over driveway with parking for up to 3 cars. Side pedestrian access to the Rear Garden which is laid to lawn with well stocked flower, shrub and herbaceous beds, gravelled and

paved seating areas and offering a good level of privacy being enclosed with wooden fencing. Garden storage shed and Greenhouse.

### 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

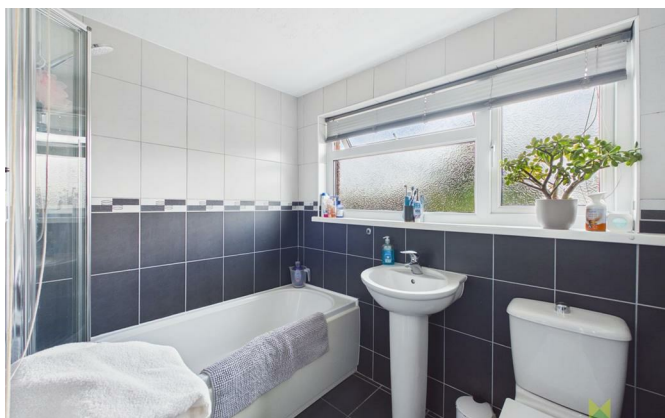
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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

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

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**Approximate total area<sup>m</sup>**  
 737 ft<sup>2</sup>  
 68.6 m<sup>2</sup>

**Reduced headroom**  
 10 ft<sup>2</sup>  
 0.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 5 ft/1.5 m

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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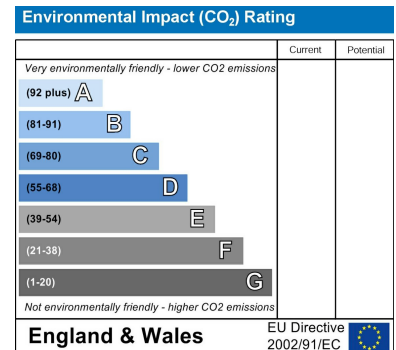
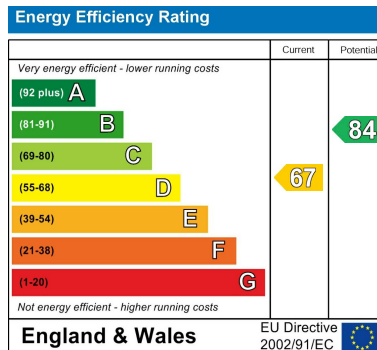
## Wem office

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**



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