

1 Glenburn Gardens Shrewsbury SY2 5SY



2 Bedroom House - Semi-Detached
Offers In The Region Of £230,000

The features

- PERFECT FOR FIRST TIME BUYER OR INVESTOR
- HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- 2 DOUBLE BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- SOUGHT AFTER LOCATION WITH RIVERSIDE WALKS ON HAND
- IMMACULATELY PRESENTED ACCOMMODATION
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN
- DRIVEWAY WITH PARKING AND ENCLOSED GARDEN
- EPC RATING B



*** EXCELLENT SEMI DETACHED HOUSE ***

An opportunity to purchase this beautifully presented 2 bedroom home recently constructed and finished to a high standard of specification by a reputable local developer - a perfect home for First Time Buyer.

Occupying an enviable position on this courtyard of just 7 homes, ideally placed for commuters with ease of access to the A5/M54 motorway network and Town Centre. There are excellent facilities just a short stroll away including shops, schools and recreational facilities along with riverside walks.

The accommodation briefly comprises Reception Hall with Cloakroom, lovely open plan Living/Dining/Kitchen with feature 'broken' living space and attractive Kitchen, 2 double Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, driveway with parking for two cars and enclosed rear garden.

Early viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in this popular and sought after location, ideally placed for walkers with lovely rural and riverside walks on hand and commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, shops, restaurants/public houses and churches along with a short stroll to the bus stop with a regular service to the Town Centre.

ENTRANCE HALL

Composite door opening to Reception Hall with radiator. Tiled floor.

CLOAKROOM

with suite comprising WC and wash hand basin, tiled floor, radiator. Window to the front.

LOUNGE

A lovely open plan through space, naturally well with double opening French doors leading to the garden. The Lounge area has feature wood panelling to one wall, media point, radiator and useful under stairs storage cupboard. Feature wooden shelved divide to Dining area

KITCHEN/DINING AREA

flooded with natural light with window to the front and side. Attractively fitted with range of soft grey fronted contemporary units from Wren Kitchens, incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath. Matching range of eye level wall units, space for fridge freezer and washing machine. Tiled flooring throughout, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

BEDROOM 1

A lovely light room with two windows to the front, feature wood panelling to one wall, excellent range of fitted wardrobes, media point, radiator.

BEDROOM 2

with two windows overlooking the front, feature wood panelling to one wall, built in double wardrobe and deep storage cupboard, radiator.

BATHROOM

with suite comprising panelled bath with direct mixer shower and drench head, wash hand basin and WC.

Complementary tiled surrounds, radiator and window to the side.

OUTSIDE

The property is approached over driveway with parking for two cars. Front garden laid to lawn, side pedestrian access leads around to the enclosed rear garden with paved terrace and lawn enclosed with timber fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and 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 C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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

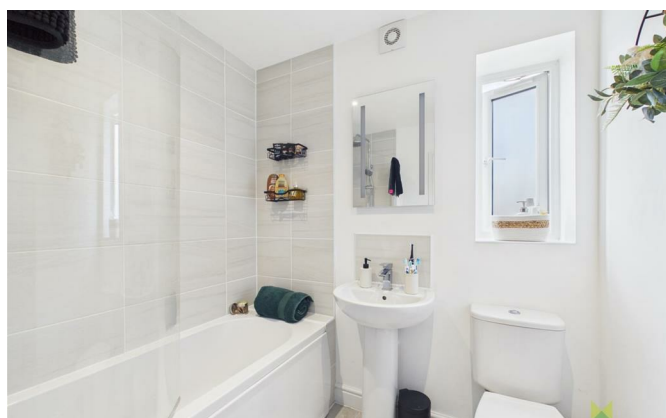
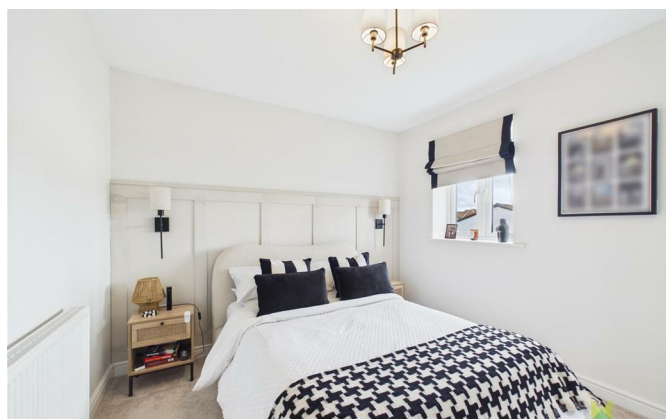
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

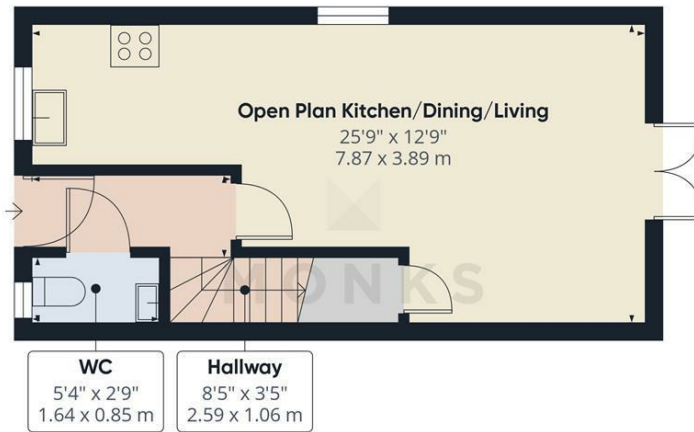
NEED TO CONTACT US

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.

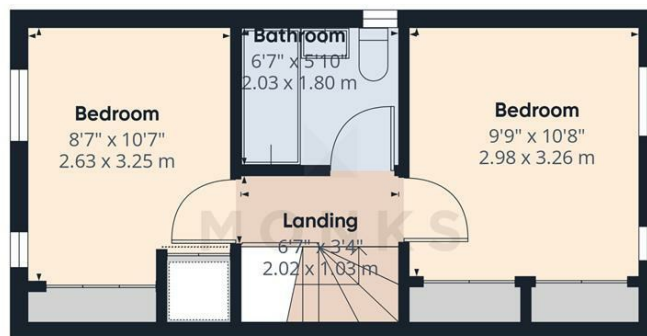
1 Glenburn Gardens, Shrewsbury, SY2 5SY.

2 Bedroom House - Semi-Detached
Offers In The Region Of £230,000





Floor 0



Floor 1



Approximate total area[®]
604 ft²
56 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.

GIRAFFE360



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

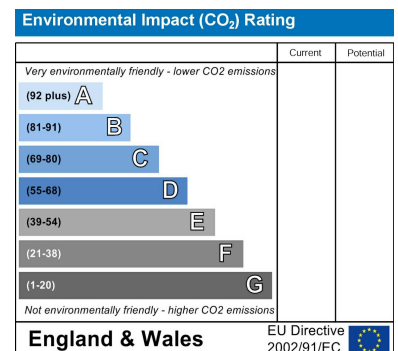
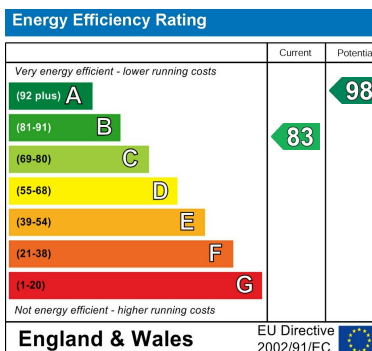
Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.