



23 Glade Way, Shawburch

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23 Glade Way, Shawbirch, Telford, Shropshire, TF5 0LD.

Offers in the region of £490,000



An attractive Five Bedroom Detached House with improved, spacious accommodation offering versatile living and bedroom space including a ground floor Annexe Bedroom with En-suite. Viewing is strongly recommended to appreciate this fabulous property.

- Executive Style Detached House
- Lounge, Study, Dining Room, Conservatory
- Fantastic Kitchen and Utility Room
- Ground Floor Wet Room and Bedroom

- Main Bedroom with En-suite Shower Room
- Three further first floor Bedrooms
- Bathroom with four piece suite
- Double Garage, Gas CH, Double Glazing



Brief Description

This extremely well presented Detached House has been significantly improved by the current owners and now provides spacious, versatile accommodation for the growing or extended family. An overhead canopy porch gives access to the Entrance Hall with stairs to the first floor and door off to the right into the Study with window overlooking the front. The Lounge, off to the left, also enjoys a front aspect and has a feature Inglenook with inset wood-burner; double doors open into the good sized Dining Room, a light and airy room with French doors and window overlooking the rear garden. The Kitchen, accessed from the Dining Room or Hall, is a particular feature of this family home and provides a Kitchen space that can certainly cope with their requirements - an excellent range of drawers, base and wall mounted units with complementary working surfaces, integrated Belling appliances including a five burner gas hob and extractor over, dishwasher and sink unit and a breakfast bar area; further range of wall to ceiling cupboards with full height fridge, chest level microwave, double oven, additional oven and two built-in wine racks.

A door leads from the Kitchen into the Utility Room which forms part of the 'Annexe' style area - there is another good range of base and wall mounted units with space and provision for two appliances, wall mounted boiler; door into the Garage and door

into the refitted Wet Room with a modern three piece suite. Flowing from the Utility is a Hall providing access to a Bedroom (or additional reception room) with a vaulted style ceiling; from this rear hall is a door (with wheelchair access) to the patio area and a door leads into the Conservatory where you will have delightful views over the rear garden.

From the Hall, stairs ascend to the first floor Landing with access to loft space and useful airing cupboard. The main Bedroom suite overlooks the front and has a walk-in wardrobe; En-suite with white three piece suite. There are three further Bedrooms, each benefitting from a wardrobe. The spacious Bathroom has a refitted white suite comprising sink, toilet, bath and shower cubicle. The accommodation enjoys Gas Central Heating and Double Glazing.

Externally, the property enjoys a generous plot size which is attractively laid to lawn at the front with neat, established shrubs and trees. A block paviour driveway sweeps in and around in front of the property along with providing access to the double Garage which has electric doors and a good sized storage cupboard housing the hot water system. There is access to the rear on both sides of the property where you will find a vegetable and fruit patch, greenhouse, lawned garden, play bark area and patio.



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LOCATION

Delightfully positioned fronting the perimeter road of Glade Way close to wooded green areas and in the vicinity of the local pools, enabling you to take lovely nature filled strolls. Convenient for the local shop, chemist, Doctors, Public House and catchment for St. Peters Primary School. The traditional market Town of Wellington is approximately 1.5 miles distant and offers a range of local shops, Bus and Railway Stations, Secondary education facilities, Wrekin College and Telford College. The Princess Royal Hospital is approximately 1 mile distant. The M54 offers convenient access to Telford and the wider West Midlands conurbation in the east while the A5 bypass offers links to Shrewsbury and beyond in the west.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

From The Princess Royal Hospital take the Whitchurch Road to Shawbirch roundabout and take the first exit then at the next roundabout (The Woolpack), take the third exit into Glade Way. Follow Glade Way around through the estate and the property will be found on your right hand side just before the junction for Harrington Heath.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. Council Tax Band E

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

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ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

STUDY 13' 0" x 9' 0" (3.96m x 2.74m) plus bay

LOUNGE 15' 7" x 11' 7" (4.75m x 3.53m)

DINING ROOM 14' 9" x 10' 1" (4.5m x 3.07m)

KITCHEN 15' 2" x 12' 7" (4.62m x 3.84m) max. L shaped

UTILITY ROOM 11' 9" x 8' 4" (3.58m x 2.54m)

WET ROOM 5' 2" x 3' 6" (1.57m x 1.07m)

GROUND FLOOR BEDROOM 12' 4" x 8' 5" (3.76m x 2.57m)

CONSERVATORY 12' 4" x 9' 6" (3.76m x 2.9m)

BEDROOM ONE 14' 3" x 10' 8" (4.34m x 3.25m) max.

EN-SUITE 6' 0" x 4' 8" (1.83m x 1.42m)

BEDROOM TWO 12' 3" x 11' 3" (3.73m x 3.43m)

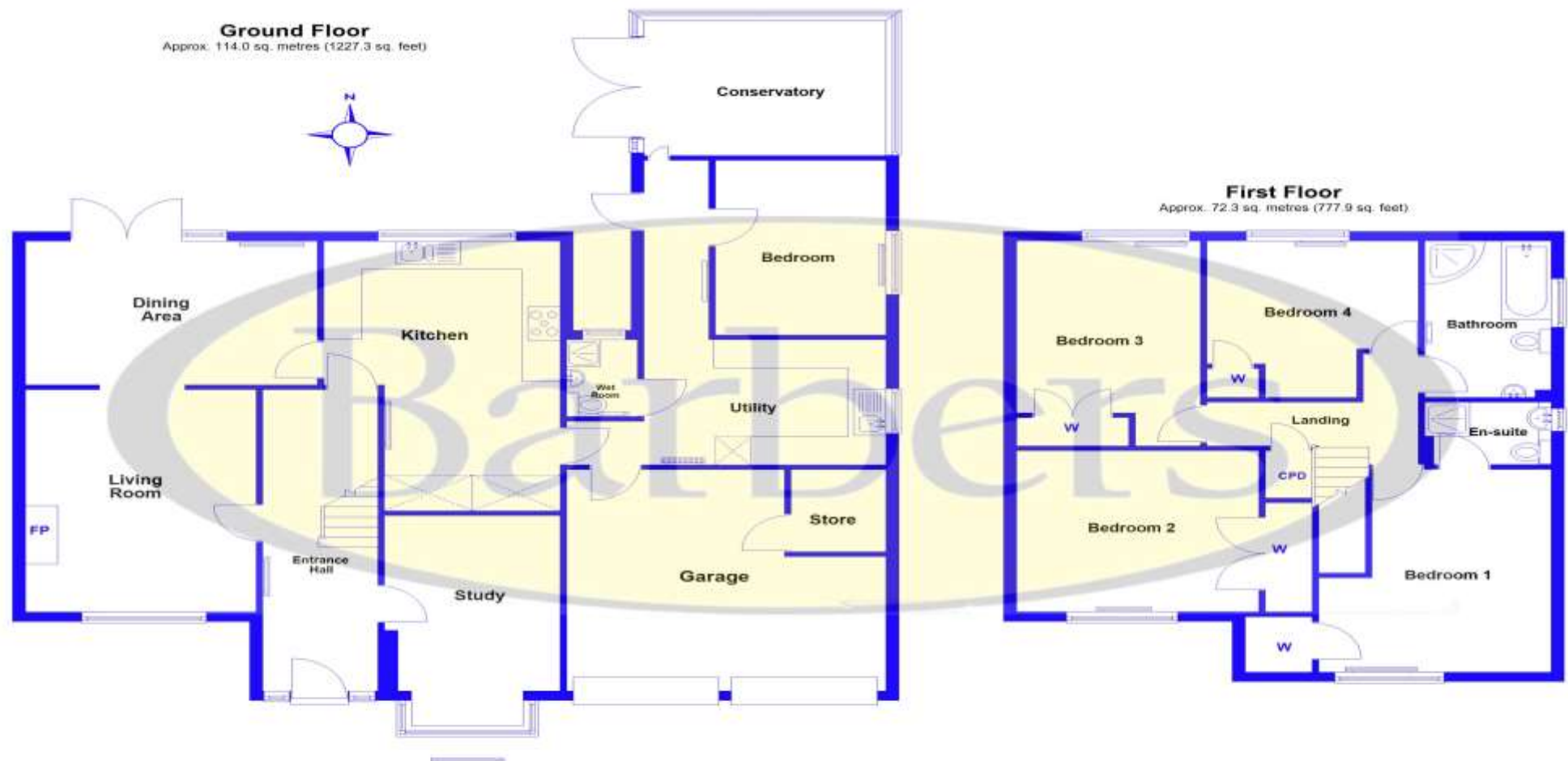
BEDROOM THREE 12' 3" x 9' 4" (3.73m x 2.84m)

BEDROOM FOUR 11' 0" x 10' 7" (3.35m x 3.23m)

BATHROOM 10' 7" x 6' 4" (3.23m x 1.93m)

DOUBLE GARAGE 17' 0" x 17' 0" (5.18m x 5.18m) max. including a walk-in cupboard

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software.

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