

**FOR SALE**

Offers In The Region Of £350,000

**Glenwood, Alberbury, Shrewsbury, Shropshire, SY5 9AG**

Situated in the popular village of Alberbury close to Shrewsbury this three bedroom detached bungalow is situated on a generous plot surrounded by farmland views the property has off road parking, single garage, double glazing, LPG heating and no onward chain. The accommodation comprises entrance porch, entrance hall, open plan lounge with wood burning stove and dining area, kitchen/breakfast room, W.C., utility hallway, three bedrooms and four piece bathroom. Viewing advised.





- No Onward Chain
- Generous Sized Plot
- Wood Burning Stove in Lounge
- Popular Village Location
- Easy Commute To Shrewsbury
- Three Bedroomed Bungalow

#### UPVC DOUBLE GLAZED ENTRANCE DOOR

Leading into

#### ENTRANCE PORCH

With quarry tiled floor, double glazed windows to the front and side elevation, double glazed entrance door into

#### ENTRANCE HALL

With telephone point, loft access with drop down ladder, cloaks cupboard, central heating radiator, picture rail, smoke alarm.

#### L SHAPED LOUNGE/DINING ROOM

##### DINING ROOM

11'0 x 9'0 (3.35m x 2.74m)

Double glazed bay window to the front elevation, central heating radiator, picture rail, opening into

##### LOUNGE

17'8 x 10'1 (5.38m x 3.07m)

With inset wood burning stove set on quarry tiled hearth with decorative timber surround, double glazed window to the side elevation, central heating radiator, television point, two wall light points. polished hardwood flooring under carpet.

##### KITCHEN/BREAKFAST ROOM

15'5 x 13'3 (4.70m x 4.04m)

Fitted with a range of wall and base units with laminate work surfaces, one and a half bowl ceramic sink drainer unit with mixer tap, double glazed window to the rear elevation, tiled splashbacks. Space for electric cooker, extractor canopy, space for fridge and freezer, tiled floor, linen cupboard, pantry cupboard with space for fridge freezer. fuse board, wood tiled floor.

##### W.C.

Having low level W.C., wall mounted wash hand basin, central heating radiator, extractor fan, tongue and groove to lower half of walls.

##### REAR HALLWAY

Plumbing and space for washing machine and Vaillant LPG gas combination boiler, double glazed window to the rear elevation, frosted glazed side access door, tiled floor, laminate work surfaces.

##### BEDROOM ONE

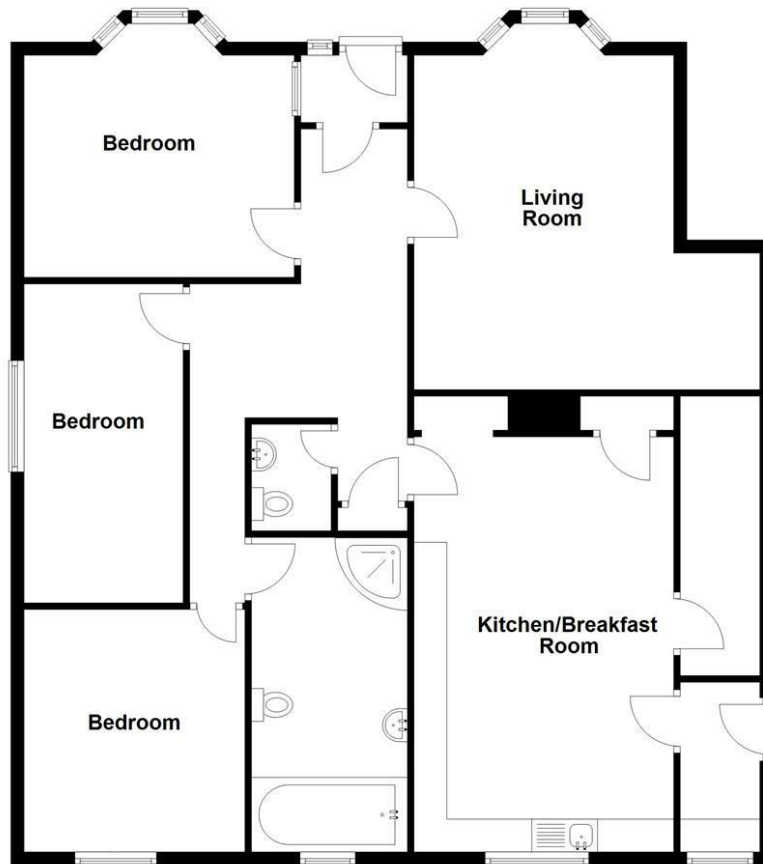
14'0 x 11'4 (4.27m x 3.45m)

Double glazed bay window to the front elevation, double glazed window to the side elevation, central heating radiator, picture rail.



### Ground Floor

Approx. 132.2 sq. metres (1422.8 sq. feet)



Total area: approx. 132.2 sq. metres (1422.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



#### **BEDROOM TWO**

11'9 x 11'0 (3.58m x 3.35m)

Double glazed window to the rear elevation, central heating radiator.

#### **BEDROOM THREE**

13'3 x 8'0 (4.04m x 2.44m)

Double glazed window to the side elevation with farmland views, central heating radiator, picture rail.

#### **BATHROOM**

Fitted with a white four piece suite comprising bath, walk in double shower, pedestal wash hand basin, low level W.C., tiled floor, tiled walls, heated towel rail, frosted double glazed window to rear, extractor fan.

#### **EXTERNALLY**

To the front the property is laid to lawn with stocked borders and hedge surround, courtesy light, pedestrian access gate and blocked paved pathways.

To the rear there is off road parking, single garage, pedestrian gate, into the rear garden is mainly laid to lawn with stocked borders, summer house and LPG gas tank.

#### **SERVICES**

Mains electricity, water, waste and LPG gas central heating are connected at the property. None of these services have been tested by Halls.

#### **LOCAL AUTHORITY/TAX BAND**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

The property is in band 'F'

#### **VIEWING**

Strictly by appointment only with the selling agents:

Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Tel No: 01938 555552.

Email: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)

#### **DIRECTIONS**

Postcode for the property is SY5 9AG

What3Words Reference is [swerving.reach.dusted](https://www.what3words.com/swerving.reach.dusted)

#### **MONEY LAUNDERING**

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

#### **WEBSITES**

Please note all of our properties can be viewed on the following websites:

[www.hallsgb.com](http://www.hallsgb.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)



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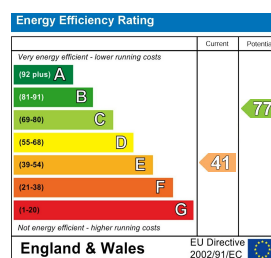
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01938 555 552

**Welshpool Sales**  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpool@hallsgb.com



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