



9 Glebelands, Shawbury, Shrewsbury, Shropshire, SY4 4JU

Offers in the Region Of £190,000

A spacious and modern two bedroom end of terrace property located in the popular village of Shawbury benefitting from many local amenities nearby. The accommodation comprises of: Entrance Hall, Living Room, Modern fitted Kitchen/Dining Room, Two double bedrooms, Shower Room, Rear and side gardens, Block paved driveway providing space for 2 cars, GCH, DG. Ideal for first time buyers and investors.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Entrance Hall 4' 9" x 6' 1" (1.45m x 1.85m)
UPVC frosted DG entrance door with side panel glazed window, tiled flooring, carpeted staircase to first floor landing, radiator

Living Room 16' 0" x 9' 11" (4.87m x 3.02m)
Carpeted, x2 DG windows, radiator, under stairs storage cupboard. Coal affect gas fire with laminate background and wooden mantle

Kitchen/Dining Room 15' 11" x 9' 10" (4.85m x 2.99m)
Modern fitted range of wall and floor base grey gloss kitchen units, marble affect laminate worktop, bowl and a half stainless steel sink unit, x2 DG windows, radiator, frosted DG aluminium door leading to rear garden, plumbing for washing machine, installed electric extractor hood.

First Floor Landing 3' 9" x 5' 10" (1.14m x 1.78m)
Carpeted staircase, doors to bedroom 1, bedroom 2 and shower room.

Bedroom 1 16' 0" x 9' 11" (4.87m x 3.02m)
x2 DG windows, over stairs storage cupboard, access to loft, radiator.

Bedroom 2 10' 0" x 9' 11" (3.05m x 3.02m)
Wood style affect laminate flooring, x2 DG windows, radiator, built in double wardrobe.

Bathroom 7' 2" x 5' 9" (2.18m x 1.75m)
Wood style affect vinyl flooring, frosted DG window, WC, hand basin, fully tiled shower cubicle with electric shower, wall mounted towel radiator, airing cupboard housing HWC.

Rear Garden
Stoned area, with slabbed pathway leading to large side garden which is mostly laid to lawn and bordered by fencing, gate leads to front

External - Front
Block paved driveway giving space for two cars

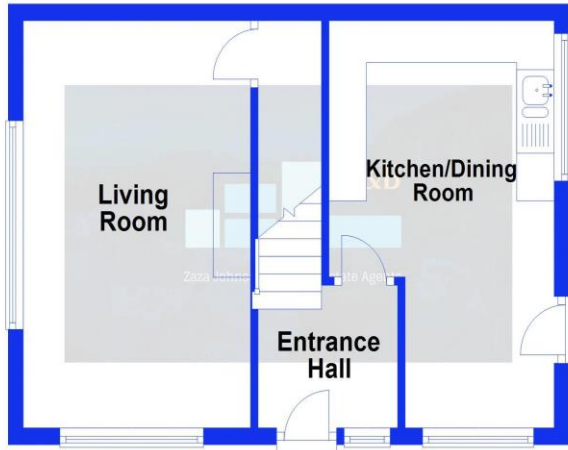
Council Tax Band B

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

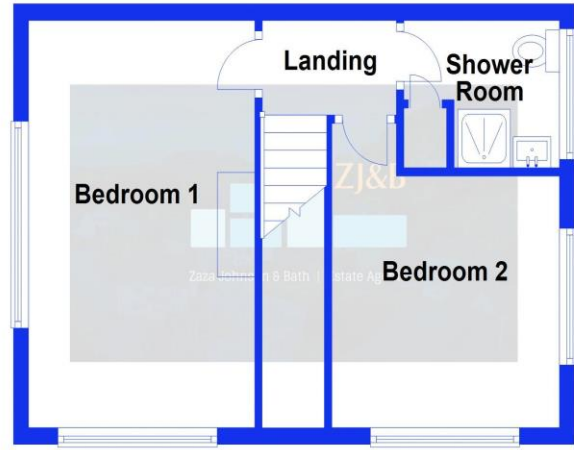
Ground Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



Total area: approx. 69.1 sq. metres (743.4 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

9 Glebelands Shrewsbury SHREWSBURY SY4 4JU	Energy rating D	Valid until: 26 April 2034 Certificate number: 1534-9424-4300-0413-7222
Property type: End-terrace house		Total floor area: 70 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage