



SAMUEL WOOD

2 Glenburn Gardens, Shrewsbury, Shropshire, SY2 5SY

Region £180,000







## 2 Glenburn Gardens

Shrewsbury, Shropshire, SY2 5SY



- Detached Bungalow
- Three Bedrooms & Shower Room
- Dining Kitchen & Conservatory
- Gas Fired Central Heating & Solar Panels
- Previous Planning application with No 3
- Cash offers only
- Spacious Living Room
- Good Sized Gardens
- Garage & Ample Parking
- EPC Rating D

2 Glenburn Gardens is a detached three-bedroom bungalow situated in the convenient Monkmoor area. The property features three bedrooms, a convenient shower room, a spacious living room and an added bonus of a conservatory. Additionally, there is a dining kitchen for mealtime gatherings. The exterior boasts gardens with a garage and gated access, ensuring privacy and security. Located on the edge on Monkmoor with amenities, bus routes and transport links at hand. Viewing is recommended.



**Wooden Entrance Door to:**

### Entrance Hall

A mix of tiled and carpet flooring, radiator, storage cupboards, cloaks hook, boiler, access to bathroom, three bedrooms and living room. There is also access to the loft storage.

### Living Room 14'2" x 21'2" (4.32 x 6.46)

With carpet flooring, two radiators, two double glazed windows to the front aspect, access to the kitchen and conservatory.

### Conservatory 9'9" x 10'11" (2.98 x 3.33)

With tiled flooring, double French doors open to the rear patio, double glazed pictures surround.

### Kitchen 11'3" x 15'3" (3.45 x 4.66)

Fitted with a range of cupboards and drawers to work surface areas, wall cupboards, sink unit, electric hob with extractor hood, built-in electric oven, integrated dishwasher, provision for white goods, window to the rear garden, tiled flooring, wooden double doors to the side and radiator.

### Bedroom 1 11'3" x 13'1" (3.45 x 3.99)

A double room with carpet flooring, radiator, double glazed window to the front, built-in wardrobe with sliding mirrored doors.



### **Bedroom 2 8'9" x 12'4" (2.67 x 3.78)**

A double room with carpet flooring, radiator with cover, window to the front aspect with exterior window shutters, range of built-in wardrobes.

### **Bedroom 3 11'3" x 8'5" (3.45 x 2.58)**

A double room currently being used as an office space with carpet flooring, double glazed window to the rear, radiator.

### **Shower Room**

Comprising: WC, double wash hand basin with vanity storage and mirror, corner shower cubicle, tiled flooring, radiator, double glazed opaque window.

### **Rear Garden**

The garden is enclosed by wooden fencing, there is a good sized patio area and garden with flowers, shrubs and trees throughout. A freestanding lean to on the patio provides a seating area with a path wraps around both sides with gated access.

### **Garage**

With power supply, electric alarm system, electronically operated doors to the front and door to the rear. The front driveway has an electrical charging point (not currently in use). The driveway is of good sized and is shared with number 2, there is a small patch of lawn area with sliding wooden doors for car access and gateway for pedestrian access. There is an addition exterior gate which gives access to number 2 with the door bell system and post box.

### **Planning History**

Vendors sought planning permission in December 2022 for the erection of a residential development of six dwellings with associated off street parking - 2 and 3 Glenburn Gardens Shrewsbury Shropshire SY2 5SY. The application was withdrawn just prior to being approved. Details can be found on the council planning register 22/00777/FUL

### **Services at the property NO 2**

We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 5 Mbps & Superfast 77 Mbps

Flood Risk: Very low.

### **Local Authority**

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B







### Tenure

We understand the tenures are Freehold.

### Mortgage Services

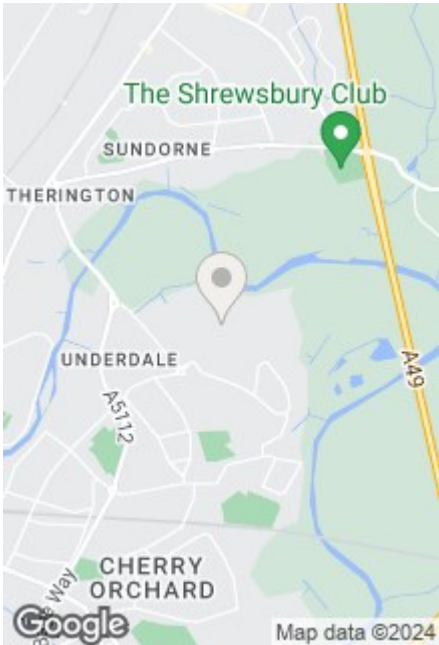
We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

### Draft

These details are awaiting final approval and may be subject to some changes.



### Directions

Proceed from Shrewsbury on Monkmoor Road and follow to the roundabout after the police station. Continue over the roundabout, still Monkmoor Road and take a left turn into Glenburn Garden,





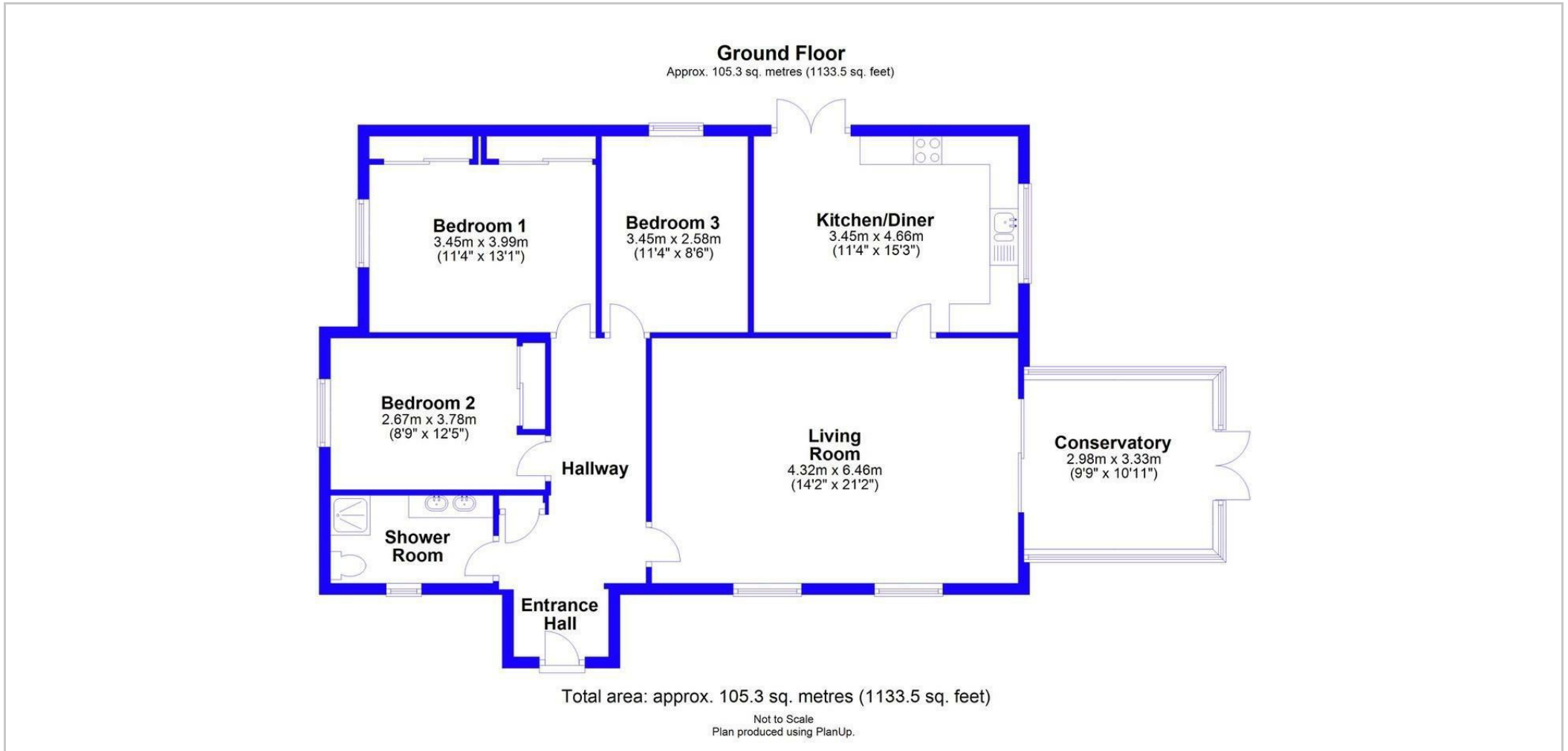








## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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