

91 Glebelands Shawbury Shrewsbury SY4 4JU



3 Bedroom House - Semi-Detached
Offers In The Region Of £250,000

The features

- EXCELLENT 3 BEDROOM SEMI DETACHED
- GOOD SIZED LOUNGE
- CONSERVATORY/UTILITY
- 3 BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED
- RECEPTION HALL WITH CLOAKROOM
- FABULOUS REFITTED KITCHEN/DINING ROOM
- FABULOUS RURAL VIEWS TO THE REAR
- PARKING AND GARDEN
- EPC RATING D



***** FABULOUS RURAL VIEWS TO THE REAR *****

This attractively presented and improved 3 bedroom semi detached house, perfect for today's modern lifestyle and occupying a truly enviable position at the end of this cul de sac with lovely open views over adjoining countryside.

Set in the heart of this much sought after self sufficient village, perfect for commuters with ease of access to the A5/M54 motorway network.

Reception Hall with Cloakroom, Lounge, beautiful newly fitted Kitchen/Dining Room with appliances, Conservatory/Utility, 3 Bedrooms and Bathroom.

The property has the benefit of a recently installed gas central heating boiler, double glazing, driveway with parking and EV charging point, and lovely enclosed garden bordered by farmland.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in this much sought after self sufficient village just 7 miles from the Town Centre. Shawbury boasts excellent facilities including supermarket, independent stores, school, church, doctors, public houses/restaurants, lovely countryside walks, a woodland park and playground for families and a regular bus service to Shrewsbury. For commuters there is ease of access to the A5/M54 motorway network, Shrewsbury, Telford and The Potteries.

RECEPTION HALL

Spacious Reception Hall with useful under stairs storage recess, radiator. Double cloaks cupboard.

CLOAKROOM

Recently re-fitted with WC and wash hand basin, window to the side.

LOUNGE

having window overlooking the front, stone fire surround with space for fire, media point, wooden effect flooring.

STUNNING KITCHEN/DINING ROOM

Beautifully re-fitted with comprehensive range of forest green, shaker style units incorporating one and half bowl enamel sink with mixer taps set into base cupboard. Further range of matching cupboards and drawers with work surfaces over and having integrated dishwasher with matching fascia panel. Inset 4 ring induction hob with extractor hood over and deep pan drawers beneath. Built in double oven and grill with cupboards above and below and tall shelved larder units to either side. Complementary range of eye level wall units and feature breakfast/dining island with additional storage, overhang seating area and drop lighting above. Recessed ceiling lights, LVT flooring, contemporary wall mounted radiator, door to the side. French doors opening to

CONSERVATORY/UTILITY

A great space which has been designed with entertaining in mind. A lovely range of contemporary units incorporating enamel sink with mixer taps set into base cupboards with concealed space for washing machine and tumble dryer, tall shelved storage units. The conservatory is of brick and sealed unit double glazed construction and has double opening French doors leading to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side. Large Airing/Storage Cupboard.

BEDROOM 1

With window overlooking the rear with uninterrupted views over adjoining farmland and across to the Wrekin. Radiator.

BEDROOM 2

With window to the front, radiator.

BEDROOM 3

With window to the front.

BATHROOM

With suite comprising corner panelled bath with shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property is approached over driveway with parking for 2 cars. The Front Garden is laid to lawn. Side pedestrian access to the enclosed Rear Garden which has a paved sun terrace immediately adjacent to the Conservatory. Garden is laid to lawn with well stocked flower and shrub beds along with inset specimen trees and an additional fenced area with vegetable section. Green house and Garden storage shed. The Garden is enclosed with wooden fencing and bordered to the rear by open farmland with far reaching views.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We 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 A - 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

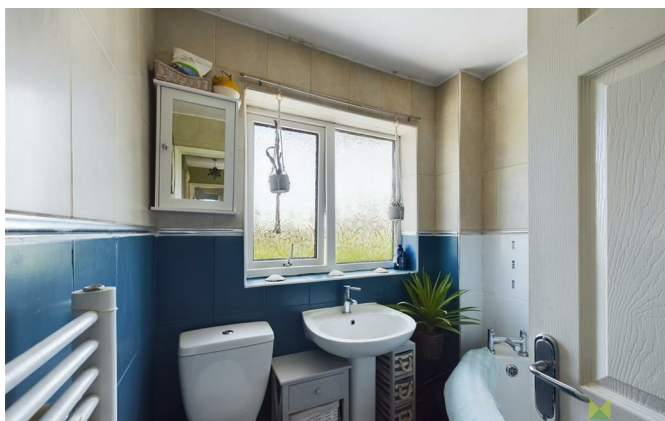
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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 hom

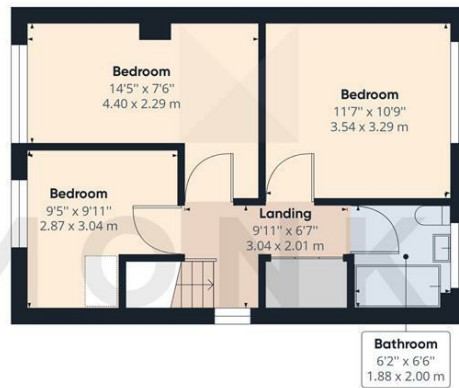
91 Glebelands, Shawbury, Shrewsbury, SY4 4JU.

3 Bedroom House - Semi-Detached
Offers In The Region Of £250,000





Floor 0



Floor 1

Approximate total area⁽¹⁾

1065.54 ft²
98.99 m²

Reduced headroom

16.46 ft²
1.53 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

Wem office


13A High Street, Wem,
Shropshire, SY4 5AA

We're available 7 days a week


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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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