

# 34 Glebelands Shawbury Shrewsbury SY4 4JT



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £215,000**

## The features

- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- ENVIABLE VILLAGE LOCATION WITH EXCELLENT AMENITIES
- LOUNGE, ATTRACTIVE KITCHEN/DINING ROOM, CLOAKROOM
- GARDENS TO THE FRONT AND REAR
- EPC RATING C
- PERFECT FOR A GROWING FAMILY
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 3 BEDROOMS AND FAMILY BATHROOM
- VIEWING RECOMMENDED



**\*\*\* 3 BEDROOM SEMI DETACHED IN ENVIABLE VILLAGE LOCATION \*\*\***

An excellent opportunity to purchase this mature 3 bedroom semi detached house, perfect for a growing family.

Occupying an enviable position in the heart of this popular and sought after self sufficient village with excellent local amenities and ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, attractive Kitchen/Dining Room, Cloakroom, 3 Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing and gardens to the front and rear.

Viewing recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular village on the North Eastern edge of the Town with ease of access to the A5/M54 motorway network, Shrewsbury, Telford, Market Drayton and The Potteries.

Shawbury boasts an excellent range of amenities including primary school, supermarket, post office, bakeries, restaurants/takeaways, hairdresser and doctors along with a regular bus service to the Town Centre.

### RECEPTION HALL

Sealed unit double glazed entrance door with side screen opens to Entrance Porch with further double glazed door to Reception Hall with tiled floor, radiator.

### LOUNGE

with window to the front, chimney breast with ornamental fire, media point, radiator.

### KITCHEN/DINING ROOM

attractively fitted with cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for appliances and wicker basket shelving. Inset 4 ring hob with extractor hood over and deep pan drawers beneath, double eye level oven and grill with cupboards above and below and larder unit to the side. Useful pantry/larder cupboard, ample space for dining table, window overlooking the garden, radiator, door to the side.

### CLOAKROOM

with WC and wash hand basin, window to the rear.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side, radiator.

### BEDROOM 1

with window overlooking the front, radiator.

### BEDROOM 2

with window to the rear, built in storage cupboard, radiator.

### BEDROOM 3

With window to the front, wooden effect flooring, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator. Window to the rear.

### OUTSIDE

The property is set back from the road with hardstanding for 2 cars. Front garden laid to lawn. The Rear Garden has a decked sun terrace and laid to lawn with well stocked flower and shrub beds, enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and 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 B- again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' 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](https://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.

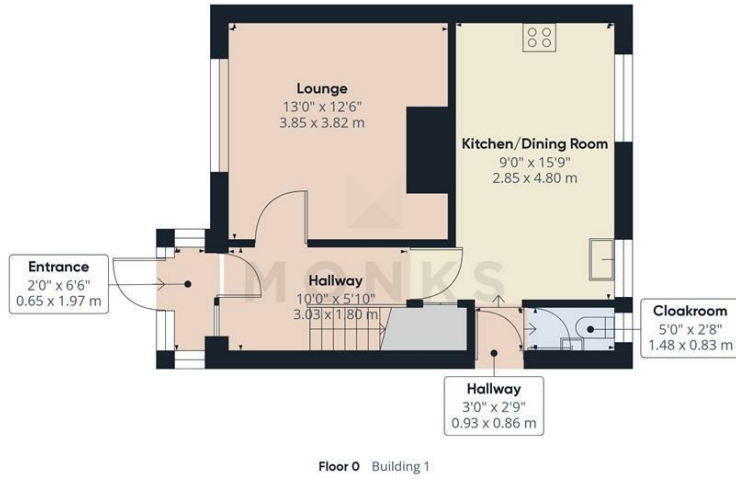
#### NEED TO CONTACT US

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 home.

## 34 Glebelands, Shawbury, Shrewsbury, SY4 4JT.

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**Approximate total area<sup>m</sup>**  
 809.88 ft<sup>2</sup>  
 75.24 m<sup>2</sup>



(1) Excluding balconies and terraces

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



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## Get in touch

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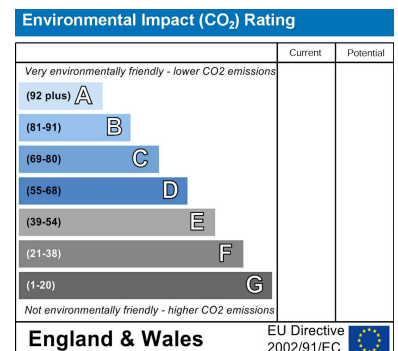
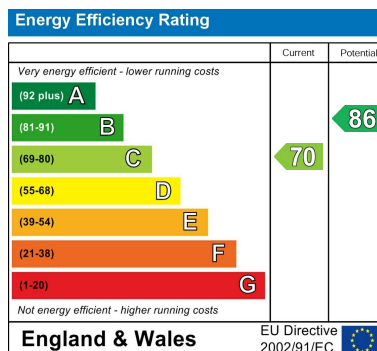
## Wem office

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



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