



## 11 Glenburn Gardens, Monkmoor, Shrewsbury, Shropshire, SY2 5SY

**£250,000**

Built in 2018, this contemporary, sensibly designed 3-bedroom semi-detached house provides well presented accommodation, including: Entrance Hall, WC, Living Room opening onto an attractive garden, Well equipped Kitchen/Dining Room. Upstairs are 3 good sized Bedrooms and Bathroom. The property also enjoys a double width drive to the front. GCH, DG. No Upward Chain.



## **11 Glenburn Gardens, Monkmoor, Shrewsbury, Shropshire, SY2 5SY**

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

### **Accommodation comprises**

Pitched roof storm porch, double-glazed composite entrance door.

### **Entrance Hall**

Ceramic tile flooring, radiator, understairs cupboard. staircase leads to First Floor Landing.

### **Ground Floor WC**

Fitted with a white wash basin and WC, tiled flooring.

### **Living Room**

Bi-folding doors lead onto a neat, well-kept garden, radiator.

### **Kitchen/Dining Room**

The Kitchen is fitted with contemporary units with wood effect laminate worktops, inset 1 1/2 bowl sink unit, tiled splashback, integrated electric oven and 4-ring hob with filter hood above, tiled flooring, ample space for further appliance and dining table, radiator, double-glazed front and side windows.

### **First Floor Landing**

Built-in airing cupboard, radiator and access to loft space.

### **Bedroom 1**

Radiator, large built-in double wardrobe, 2 double-glazed windows to the front.

### **Bedroom 2**

Radiator, double-glazed window to the rear.

### **Bedroom 3**

Radiator, double-glazed window to the rear.

### **Bathroom**

Fitted with white 3-piece suite with fully tiled walls around and wall mounted shower fitting, wash basin and WC, vanity cupboards, tiled flooring, heated towel rail, double glazed side window, extractor.

### **Outside - Front**

The property is approached over a double-width tarmacadam driveway. Small front garden, laid to lawn with pathway to the entrance door.

### **Rear Garden**

Approached onto a paved patio with lawn beyond. Timber shed. Enclosed by fencing.

### **Services**

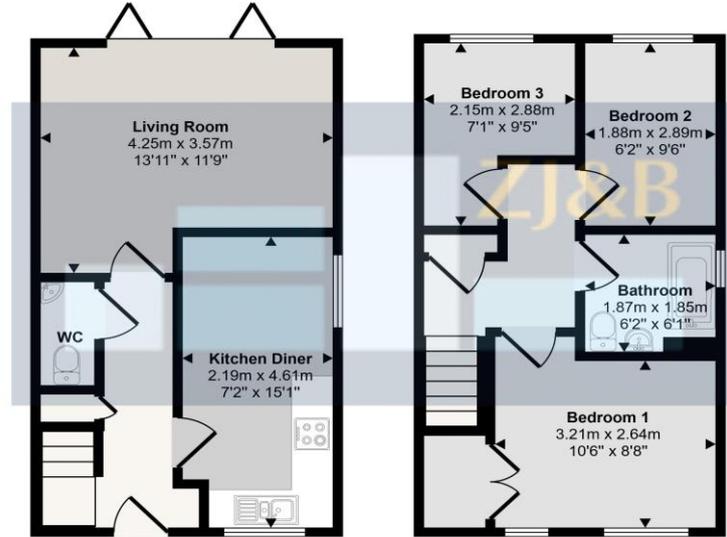
We understand that mains water, drainage, gas and electricity are connected to the property.

### **Council Tax Band C**

**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**

Approx Gross Internal Area  
65 sq m / 697 sq ft

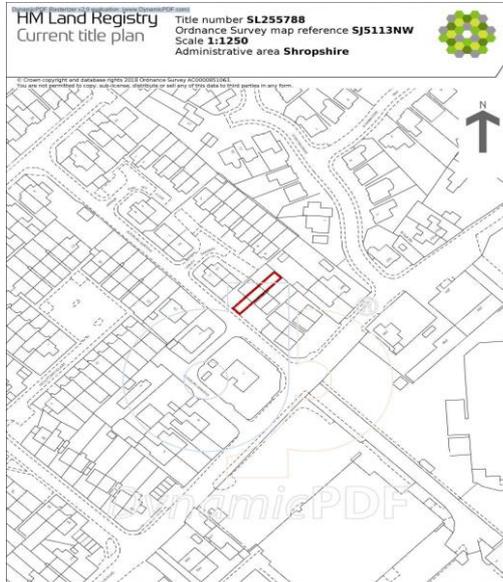


Ground Floor  
Approx 32 sq m / 349 sq ft

First Floor  
Approx 32 sq m / 348 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY



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## Energy performance certificate (EPC)

11, Glenburn Gardens SHREWSBURY SY2 5SY	Energy rating <b>B</b>	Valid until: 26 September 2028
		Certificate number: 3803-7515-9528-2405

Property type: Semi-detached house  
Total floor area: 67 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

### Energy rating and score

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

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



### **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**