



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

Offers in the Region Of £199,000

A much loved 3 bedroom semi detached house, well positioned in a popular village just a few miles from Shrewsbury. Accommodation includes: Entrance Hall, Living Room, Dining Room, Kitchen With Pantry, Ground Floor WC, Large Utility Room, 3 Good Sized Bedrooms, Modern Shower Room, GCH, DG, Private Rear Garden.
No Upward Chain.



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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.

Accommodation comprises

Canopied storm porch, double glazed entrance door with glazed side screen.

Entrance Hall

Radiator, under stairs storage cupboard, staircase leading to First Floor Landing.

Living Room 12' 8" x 12' 6" (3.86m x 3.81m)

Ornate cast iron fireplace with coal effect gas fire inset, radiator, double glazed window with open front aspect.

Kitchen 9' 3" x 8' 8" (2.82m x 2.64m)

Tiled flooring, fitted with wooden fronted units with laminated work tops, inset sink unit, tiled surround to work areas, radiator, double glazed window overlooking rear garden, Walk-in Pantry with double glazed side window.

Dining Room 9' 3" x 6' 11" (2.82m x 2.11m)

Radiator, double glazed window overlooking rear garden with views towards Shawbury Church.

Inner Lobby

Quarry tile flooring, double glazed door to Utility.

Downstairs WC

Fitted with low level flush WC, double glazed window to the rear.

Utility Room 9' 0" x 6' 10" (2.74m x 2.08m)

A spacious room with tiled flooring, double glazed window to the front.

First Floor Landing

Access with loft ladder to boarded roof space, double glazed window to the side.

Bedroom 1 12' 6" x 9' 10" (3.81m x 2.99m)

Radiator, range of fitted wardrobes, double glazed window with open front aspect.

Bedroom 2 12' 9" x 9' 3" (3.88m x 2.82m)

Radiator, double glazed window overlooking rear garden with views across towards the church, built in airing cupboard housing Potterton gas central heating boiler.

Bedroom 3 8' 9" x 8' 0" (2.66m x 2.44m)

Radiator, double glazed window to the front.

Shower Room

Fully tiled walls, fitted with contemporary white 3 piece suite including corner shower cubicle, wash basin with cupboards and drawers beneath, WC, heated towel rail, wall mounted electric fan heater, double glazed window to the rear.

Outside - Front

The garden to the front is approached through a wrought iron gate onto a pathway to the entrance door. The front garden is mainly laid to lawn with fence to the side and hedging to the front. The kerb has been dropped to the front which provides potential to lay a driveway subject to permissions.

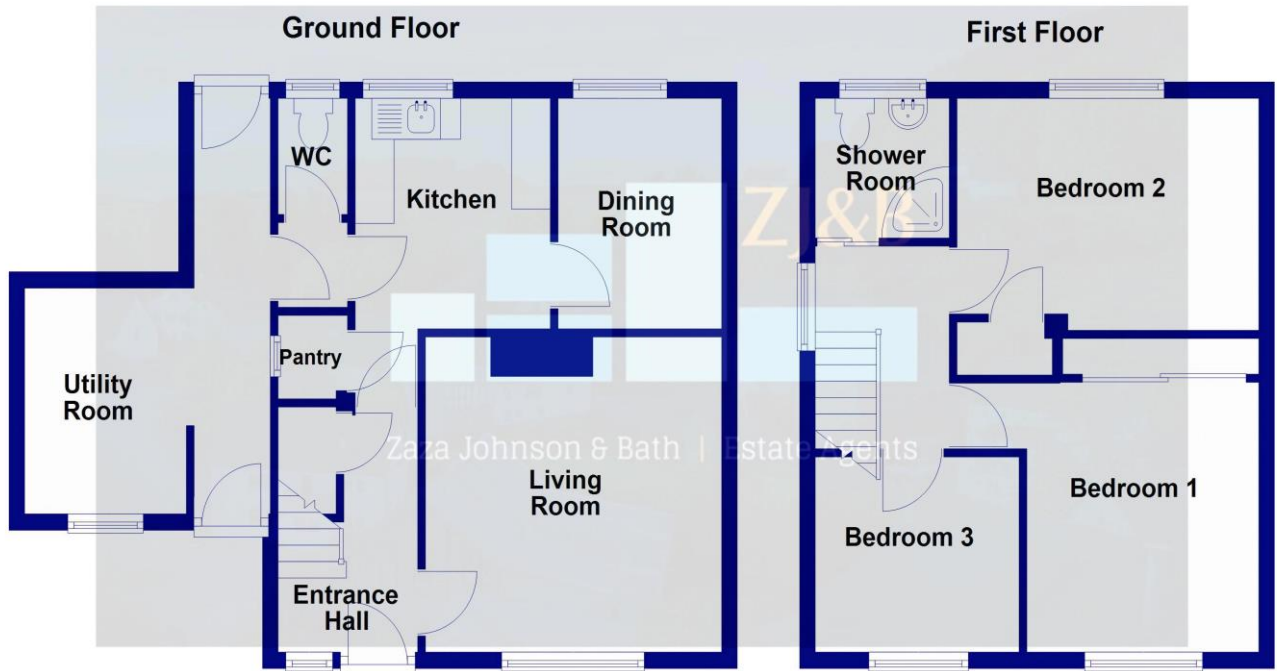
Rear Garden

Attractive rear garden enclosed by close boarded timber fencing with timber posts. Approached onto a gravelled and paved pathway/patio beyond lies a good size lawn with shrub bed to one corner. External lighting and cold water tap.

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**



27 Glebelands, Shawbury

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
27 Glebelands Shawbury SHROPSHIRE SY4 4LJ	Energy rating	Valid until: 2 April 2035																																	
	D	Certificate number: 3235-2724-4460-0372-4202																																	
Property type	Semi-detached house																																		
Total floor area	92 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).																																			
Energy rating and score																																			
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency.		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.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>58 D</td> <td>84 B</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	58 D	84 B	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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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