

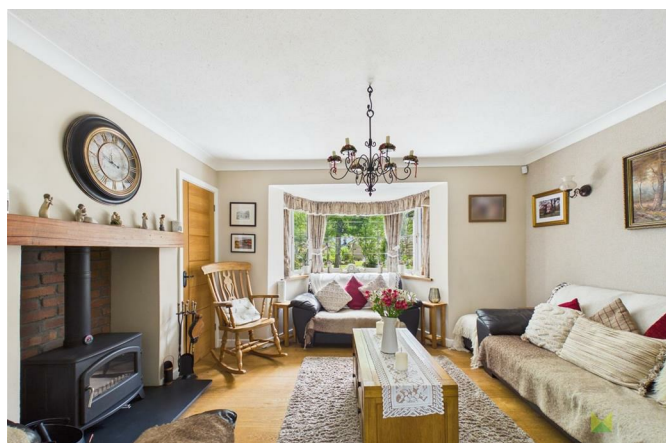
# 1 The Glebelands Myddle Shrewsbury SY4 3RU



**4 Bedroom House - Semi-Detached**  
**Offers In The Region Of £425,000**

## The features

- MUCH SOUGHT AFTER VILLAGE LOCATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LARGE KITCHEN/DINING ROOM, UTILITY AND SHOWER ROOM
- DRIVEWAY WITH AMPLE PARKING AND HARDSTANDING
- VIEWING ESSENTIAL.
- IMPRESSIVE EXTENDED FAMILY HOME WHICH MUST BE VIEWED
- RECEPTION HALL, LOUNGE, SITTING ROOM, SUN ROOM
- 4 GENEROUS SIZED BEDROOMS, BATHROOM AND CLOAKROOM
- BEAUTIFUL WELL STOCKED GARDENS BORDERED BY FARMLAND
- EPC RATING B



\*\*\* FABULOUS 4 BEDROOM EXTENDED HOME - ENVIABLE VILLAGE \*\*\*

A unique opportunity to purchase this impressive home which has been extended to the one side to provide deceptively spacious and versatile accommodation - perfect for today's modern lifestyle of a growing family, those who work from home and those who love to entertain.

Occupying an enviable position in the heart of this most popular North Shropshire Village and being bordered to the rear by open farmland providing a lovely rural aspect and being ideally placed for commuters with ease of access to the A5/M54 motorway network.

The village itself benefits from a primary school, church, public house/restaurant, active village hall, beautiful countryside walks on the doorstep and school bus service to nearby secondary schools.

The accommodation which truly must be viewed to be fully appreciated briefly comprises Reception Hall, Sitting/Family Room, Sun Room, Lounge with feature log burner, Home Office/Breakfast Room, impressive large Kitchen/Dining Room which is the hub of the home, Utility Room and Shower Room. On the First Floor are 4 generous sized Bedrooms, Bathroom and Cloakroom.

## Property details

### LOCATION

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### RECEPTION HALL

Sealed unit double glazed door with side screen to Reception Hall with two useful storage/cloaks cupboards, wooden floor covering, radiator.

### SITTING/FAMILY ROOM

Having feature period cast iron fire with carved wooden surround, open grate, dado rail, radiator.

### SUN ROOM/CONSERVATORY

Being of brick and sealed unit double glazed construction with 'Warm' all year round roof and providing a lovely aspect over the gardens.

### LOUNGE

with walk in bay window overlooking the gardens, chimney breast housing cast iron log burner, media point, wooden floor covering.

### HOME OFFICE/BREAKFAST ROOM

A great multi purpose room having windows overlooking the front, breakfast bar area, radiator.

### IMPRESSIVE KITCHEN/DINING ROOM

The hub of the home and the perfect room for those who love to entertain. Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space for dishwasher and recess for range style cooker with extractor hood over, complementary eye level wall units, recessed ceiling lights, radiator and wooden floor covering. Ample space for large dining table, window to the front.

### UTILITY ROOM

with range of units incorporating one and half bowl sink with mixer taps set into base cupboard with work surface extending to the side with space beneath for appliances. Range of eye level wall units, radiator, window and door to the garden.

### SHOWER ROOM

with suite comprising large shower cubicle, wash hand basin and WC. Tiled surrounds, radiator, window to the rear.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window overlooking the front with pleasant aspect across the village, access to roof space.

### BEDROOM 1

A lovely light, generous double room with Juliette style balcony and double opening French doors with lovely aspect over the garden and farmland beyond. Range of fitted wardrobes to one wall, radiator.

### BEDROOM 2

Another generous double room with window overlooking the rear garden and farmland beyond. Range of fitted wardrobes to one wall, radiator.

### BEDROOM 3

Another double room with window overlooking the rear garden, built in storage cupboard, radiator.

### BEDROOM 4

Another good sized room with window overlooking the front, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath with direct mixer shower unit over with drench head, wash hand basin and WC. Complementary tiled surrounds, airing cupboard and window to the front.

### CLOAKROOM

with WC and wash hand basin, window to the front, radiator.

### OUTSIDE

The property is set back from the road on a slip road and approached through pedestrian gate and double opening wooden gates which lead onto the large gravelled driveway which provides ample space for several vehicles. The Front Garden is laid to shaped lawn with well stocked flower and shrub beds with inset specimen trees. Side pedestrian access leads around to the charming Rear Garden which has a large paved sun terrace immediately adjacent to the rear of the house and ideal for dining alfresco, good sized shaped lawn which has an abundance of well stocked flower, shrub and herbaceous beds with sandstone surrounds, pergolas and seating areas. To the rear is an area ideal for the use of a Hot Tub with power and lighting points and from where this is a

lovely aspect over the adjoining open farmland. Large timber garden storage shed. The gardens offer a good level of privacy and are enclosed with fencing.

## 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 C - 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

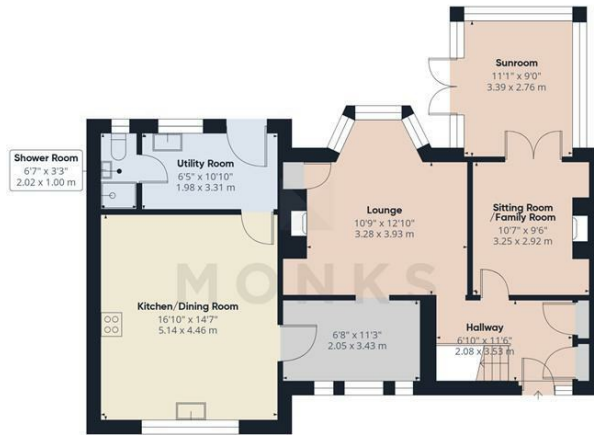




## 1 The Glebelands, Myddle, Shrewsbury, SY4 3RU.

4 Bedroom House - Semi-Detached  
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**Approximate total area<sup>(1)</sup>**  
 1567 ft<sup>2</sup>  
 145.7 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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                                 |                         |                                                                                       |
| (81-91) B                                   |                         |                                                                                       |
| (69-80) C                                   |                         |                                                                                       |
| (55-68) D                                   |                         |                                                                                       |
| (39-54) E                                   |                         |                                                                                       |
| (21-38) F                                   |                         |                                                                                       |
| (1-20) G                                    |                         |                                                                                       |
| Not energy efficient - higher running costs |                         |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                                                                                       |
|-----------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                                                 | Current                 | Potential                                                                             |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                                                                                       |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |

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