

SAMUEL WOOD

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

Offers In The Region Of £230,000



81 Glebelands

Shawbury, Shrewsbury, Shropshire, SY4 4JU

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- Three Bedroom Semi-Detached Home
- Excellent Size Rear Garden
- Open Plan Kitchen Breakfast Room
- Spacious Detached Garage
- Excellent Commuter Links to Shrewsbury and Telford
- Enviable Village Location
- Lovely Open Countryside Views
- Conservatory Overlooking the Garden
- Driveway Parking for Two Vehicles
- Gas Central Heating - EPC Rating tbc

Situated in the highly regarded village of Shawbury, this attractive three-bedroom semi-detached home enjoys an enviable position with lovely rural views and an excellent-sized rear garden. Offering an appealing combination of comfortable living space, outdoor enjoyment and excellent commuter links, the property is likely to attract a variety of buyers. The open-plan kitchen/breakfast room and conservatory provide excellent spaces for everyday living and entertaining, whilst the generous garden, complete with pond, offers a wonderful setting in which to relax and enjoy the surroundings. Further benefits include a two-vehicle driveway and spacious detached garage. Shawbury is a popular and well-served village, offering an excellent range of local amenities including a primary school, doctors' surgery and everyday facilities. The village is ideally positioned for commuters, with convenient access to the county town of Shrewsbury, Telford and the wider A5/M54 motorway network, making it an appealing location for those seeking village living without sacrificing accessibility - A village home with countryside views and space to enjoy!

The ground floor offers well-proportioned and versatile living accommodation, including a comfortable lounge providing a welcoming space to relax. The open-plan kitchen/breakfast room offers a practical and sociable environment for everyday family life, with space for dining. To the rear, the conservatory provides an additional reception area, enjoying views across the garden and creating a lovely spot to sit and appreciate the outdoor surroundings.

To the first floor are three bedrooms, offering flexibility for family living, guests or those requiring a home office. The shower room has been partially updated and features aqua boarding and a walk-in shower, providing a more accessible bathing arrangement. The property also benefits from a regularly serviced combination boiler located within the loft, which has proper boarded flooring.

Externally, the property enjoys a particularly attractive rear garden, offering generous outdoor space, an established garden setting, pond and lovely views across the surrounding countryside. This provides an excellent opportunity for gardening enthusiasts and those who enjoy outdoor entertaining or simply relaxing in a pleasant setting. To the front, a driveway provides parking for two vehicles, together with access to a spacious detached garage. The vendors have been advised that there may be asbestos-containing material within the shed and have been recommended to obtain a quotation for its removal.



















Directions

What3words: ///fats.overcomes.staging

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 1 Mbps, Superfast 17 Mbps & Ultrafast 10,000 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.





SAMUEL WOOD

floor plan
image to
follow

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.