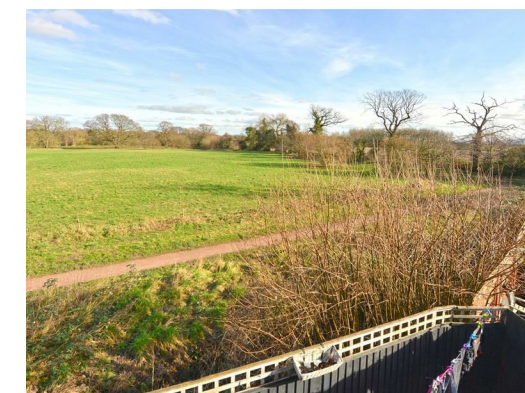


55 Glebelands, Shawbury, Shrewsbury, Shropshire, SY4
4JU

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Occupying a generous size plot with a lovely open aspect to the rear, this is a spacious and well proportioned two double bedroom end of terrace house. The property is situated within Shawbury, a charming rural village known for its peaceful countryside setting and strong community spirit. Within the centre of Shawbury there are traditional village features some of which are as follows: a parish church, public house, small shops and primary school. Access is readily accessible for the medieval town centre of Shrewsbury and local bypass linking up to the M54 motorway network. Viewing is recommended.

The accommodation briefly comprises of the following: Lounge, kitchen/diner, UPVC double glazed garden room, first floor landing, two good size double bedrooms, refitted bathroom, brick paved driveway, generous side garden, low maintenance rear garden with a pleasing open aspect to the rear, UPVC double glazing, gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed double doors gives access to:

Garden room

13'4 x 9'11

Having recessed spotlights to ceiling, wood effect flooring, range of UPVC double glazed windows providing a pleasing aspect over the property's gardens and open aspect to rear.

UPVC double glazed door from garden room gives access to:

Kitchen/diner

15'10 x 9'11 excluding staircase recess

The kitchen/diner comprises: Eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob, fitted wooden style worktops with inset Belfast style sink with mixer tap over, space for appliances, recessed spotlights to ceiling, tiled floor, two UPVC double glazed windows, UPVC double glazed door giving access to rear of property, radiator.

Wooden framed glazed door from lounge/diner gives access to:

Lounge

16'0 x 10'4 excluding understairs recess

Having UPVC double glazed window to front, radiator, wood effect flooring, useful understairs recess area.

From kitchen/diner stairs rise to:

First floor landing

Having loft access. Door from first floor landing gives access to: Two double bedrooms and refitted bathroom.

Bedroom one

16'0 x 9'11

This large master bedroom comprises: Two UPVC double glazed windows, radiator, over stairs storage cupboard.

Bedroom two

10'1 x 9'11

Having two UPVC double glazed windows with pleasing open aspect to rear, radiator, over stairs storage cupboard housing gas fired central heating boiler

Refitted bathroom

Having a modern three piece suite comprising: Panel bath with drench shower over and hand-held shower attachment off, low flush WC, pedestal wash hand basin, UPVC double glazed window to rear, recessed spotlights and extractor fan to ceiling, heated towel rail.

Outside

To the front of the property there is a generous size brick paved driveway providing off street parking. Gated access then leads to the property's good size side garden having lawn garden, inset shrubs, mature tree, timber garden shed. To the rear of the property there is a low maintenance decked area and a pleasing rural aspect.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND B

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

