



**306 SHERWOOD DRIVE**

306 SHERWOOD DR, GLEN CARBON, IL 62034

**\$249,900**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

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62034

Fantastic Location in Glenwood Estates!! Directly across from the community park, this 5B/3B home sits on a level, private, wooded lot. Kitchen features staggered cabinets, breakfast bar, tile backsplash. Improved efficiency with recent updates including all new front windows (Renewal by Anderson) - 2020, HVAC-2018, W/H-2022, 5" gutters added 2018, roof 2021, plus 1ft of insulation added to attic. Lower level is mid-renovations - needs carpeting and updating. Great walkout lower level featuring 2 bedrooms, bonus room, full bath, utility room and family room w/new Anderson Slider-2020. Enjoy the wooded backyard on the deck or by the firepit.

**Appliances: Dishwasher,**  
**Appliances: Microwave,**  
**Appliances: Refrigerator,**  
**Basement: Full,**  
**Cooling: Central A/C - Electric,**  
**Garage Count: 2 Car Garage**

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GREAT location w/easy access to SIUE, I-55/70, I-270, and downtown St Louis. Being sold AS-IS. Bird watchers dream!



