





27 Fairlawn Avenue, Shrewsbury, SY3 9QQ
Offers In The Region Of £495,000

This substantial detached property requires extensive modernisation and upgrading throughout. The property setting extremely large plot with accommodation briefly comprising: entrance hall, downstairs WC, sitting room, dining room, study, kitchen breakfast room, large family room, utility room with an adjoining good sized attached garage. Upstairs there are four generous bedrooms one with ensuite bathroom together with family bathroom. The property offers its new owners an opportunity to renovate this substantial house into a fantastic family home setting extremely generous plot in private and secluded corner location.



Accommodation Comprising:

Glazed wooden door with matching side screen to:

Hallway

8'1 x 5'6 (2.46m x 1.68m)

With lighting point. Door to

Downstairs W/C

With window set to the side. Basic coloured suite comprising WC and wall mounted wash basin door.

Home Office

8'11 x 8'9 (2.72m x 2.67m)

With window to the front

Living Room

18'1 x 13'6 (5.51m x 4.11m)

With gas fire (not tested) and window to the front. Archway through to:

Dining Room

18'1 x 9'9 (5.51m x 2.97m)

With window to the rear sliding doors to:

Timber Framed Conservatory

11'6 x 9'10 (3.51m x 3.00m)

This is needing significant repair/ rebuilding.

From dining room door to:

Kitchen/Breakfast Room

12'1 x 11'1 (3.68m x 3.38m)

With range of dark out units, built in under stairs cupboard, built-in cloaks cupboard space for cooker range, window overlooking gardens to the rear from kitchen breakfast room door to:

Utility

8'10 x 8 (2.69m x 2.44m)

With basic single drainer stainless steel sink unit. Service door to:

Side Hallway

Giving further access to the front of the property and giving access to:

Family Room

19'4 x 13'2 (5.89m x 4.01m)

With sliding patio doors to rear gardens and further window to the side. Side hallway also gives access to:

Attached Garage

With up and over door. From entrance hall stairs leading to:

Landing

With built-in airing cupboard, access to roof space. Landing gives access to bedroom accommodation comprising.

Principle Bedroom

16'2 x 13 (4.93m x 3.96m)

With range of built-in wardrobes comprising two doubles with hanging rail and shelving window to the front door to:

Ensuite Bathroom

9'4 x 8'5 (2.84m x 2.57m)

Fitted with basic coloured suite comprising panel bath vanity wash hand basin with cupboards under, WC, window to the front and built-in linen cupboard with shelving.

Bedroom Two

15'11 x 9'3 (4.85m x 2.82m)

(front) With built-in double wardrobe providing hanging and shelving, pedestal wash basin set to one corner, window to the front.

Bedroom Three

12'9 x 9'5 (3.89m x 2.87m)

(rear) With double built-in wardrobe with further built-in cupboard with shelves alongside window to the rear.

Bedroom Four

9'1 x 9'1 (2.77m x 2.77m)

(rear) With built double wardrobe, window to the rear.

Family Bathroom

8'3 x 8'3 (2.51m x 2.51m)

With basic coloured suite comprising panel bath, pedestal wash basin, WC, tiled separate shower cubicle and window to the rear.

Outside Front

The property is approached over concrete driveway extending up to the property and giving access to the garage. Front gardens laid to lawns with central paved pathway leading up to the front door with variety of trees and shrubs in set. Brick archway leads to substantial gardens situated to:

Main Gardens

These are situated to the rear and the side of the property and run you a much larger than average size. With a variety of trees and shrubs in set offering a high degree of privacy. The plot as a whole extends to approximately X metres in total or thereabouts.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 3 Mbps & Superfast 10,000 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Very low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

2036.12 ft²
189.16 m²

Reduced headroom

10.07 ft²
0.94 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

Council Tax Band: F

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury town centre go out over the English bridge. Follow the gyratory system to the mini roundabout taking the second turning off. Continue on through Coleham village and along Longdon Road to the roundabout. Go straight over the roundabout continue on past The Priory and Meole schools turning left onto Stanley Lane. Continue over the railway bridge take the second turning left onto Alexander Avenue and follow the

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.