

# 52 Fox Avenue Shrewsbury SY2 6FX



**3 Bedroom House - Detached**  
**Offers In The Region Of £289,000**

## The features

- EXCELLENT 3 BEDROOM DETACHED HOUSE
- SOUGHT AFTER LOCATION ON THE EDGE OF THE TOWN
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- EPC RATING B
- PERFECT FOR A GROWING FAMILY OR THOSE LOOKING TO DOWNSIZE
- RECEPTION HALL WITH CLOAKROOM, LOUNGE, KITCHEN/DINING ROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED



**\*\*\* PERFECT FOR GROWING FAMILY - 3 BEDROOM DETACHED HOUSE \*\*\***

An attractively presented 3 bedroom detached house, recently constructed by reputable developer with the majority of the NHBC present - perfect for a growing family or those looking to downsize.

Occupying an enviable position on the edge of this popular development, ideally placed for commuters with ease of access to the A5/M54 motorway network and a good range of local amenities.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, lovely Kitchen/Dining Room with appliances, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of high energy insulation, gas central heating, double glazing, driveway with parking for 2 cars and enclosed rear garden.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position tucked away on the edge of the Town, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarkets, shops, takeaways and countryside walks. There is a bus service to the nearby Town Centre where you will find a host of national and independent stores, restaurants, eateries, churches and recreational facilities along with the Railway Station which has links to London.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator.

### CLOAKROOM

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

### LOUNGE

with window to the front, media point, radiator.

### KITCHEN/DINING ROOM

A lovely light room with the dining area having double opening French doors leading to the garden, built in storage cupboard, radiator.

The Kitchen is attractively fitted with range of contemporary units incorporating a sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with oven and grill beneath, integrated washing machine, dishwasher and fridge freezer with matching fascia panels and range of eye level wall units.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and storage cupboard, off which lead

### PRINCIPAL BEDROOM

A generous double room with window to the front, radiator.

### EN SUITE SHOWER ROOM

with shower cubicle, direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the front.

### BEDROOM 2

with window to the rear, radiator.

### BEDROOM 3

with window to the rear, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator.

### OUTSIDE

The property is approached over driveway with parking for two cars. Garden area with well stocked flower and shrub beds. Side pedestrian access to the Rear Garden which is laid to paved sun terrace and has been laid for ease of maintenance to bark with inset specimen trees and enclosed with wooden 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 D - 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.



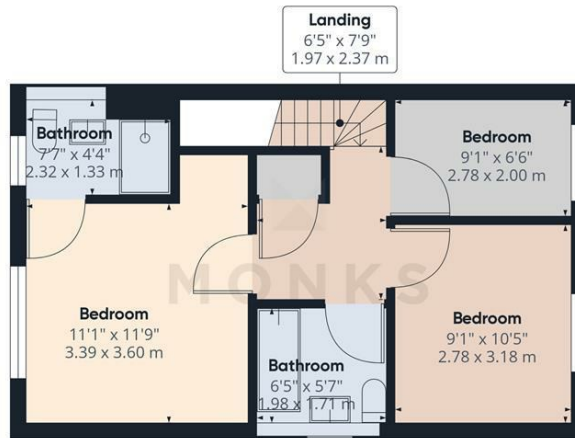
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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
873.38 ft<sup>2</sup>  
81.14 m<sup>2</sup>

(1) Excluding balconies and terraces.

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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## 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			94
(81-91) B		83	
(69-80) C			
(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	

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			
England & Wales		EU Directive 2002/91/EC	

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