



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



41 Fox Avenue, Oteley Road, Shrewsbury, Shropshire, SY2 6FX

£375,000

This outstanding detached double fronted house sets a high standard and fully merits internal inspection. Accommodation provides: Central Hall, Guest Cloakroom/WC, Large Comfortable Living Room With Walk In Bay, Excellent Fitted Kitchen/Dining Room, Matching Utility Room, 3 Good Sized Bedrooms, En-suite Shower Room To The Principal Bedroom, Main Bathroom, Beautiful South Facing Landscaped Garden With Quality Greenhouse, Long Drive And Garage, Solar panels With 5.2KW Battery. Excellent Location For A Range Of Local Amenities And Road Network.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double-glazed composite entrance door.

Central Entrance Hall

Tiled flooring, radiator, staircase leading to First Floor Landing.

Cloakroom/WC

Fitted with wash basin and WC, tiled flooring, radiator, extractor.

Living Room

Beautifully proportioned room with a walk-in double-glazed bay window, further double-glazed window with half shutters, 2 radiators.

Kitchen/Dining Room

Fitted with an excellent range of contemporary grey gloss fronted units with laminate work tops and inset 1 1/2 bowl sink unit. Integrated dishwasher, oven, induction hob with steel splashback and filter hood over, fridge and freezer. Tiled flooring, 2 radiators, 2 double-glazed windows and French doors leading onto delightful, landscaped rear garden.

Utility Room

Fitted to match the Kitchen with grey fronted units, laminate worktop, radiator, tiled flooring, understairs storage cupboard, wall-mounted gas central heating boiler, double-glazed composite door leading onto the drive.

Generous First Floor Landing

Radiator, double-glazed window to the rear, built-in linen cupboard with shelving, loft access.

Bedroom 1

Dual aspect double-glazed windows providing excellent natural lighting, radiator, fitted double wardrobe with sliding doors.

En-suite Shower Room

Fully tiled shower cubicle with drench shower and hand-held shower, wash basin and WC, heated towel rail, extractor, double-glazed window to the front, tiled flooring.

Bedroom 2

Radiator, double-glazed window to the front.

Bedroom 3

Radiator, double-glazed window to the side, fitted double wardrobe with sliding doors.

Main Bathroom

Fitted with white 3 piece suite providing bath with mixer tap and wall mounted shower fitting, fully tiled walls around. Wash basin and WC, double-glazed window, radiator, tiled flooring.

Outside - Front

The property enjoys a prominent corner position with lawns sweeping around the property with shrubs beds and young Beech hedging to the perimeter.

Rear Garden

Another excellent feature of the property is the rear garden enclosed by high brick wall and fencing. Approached onto an extensive porcelain tile patio with white gravel pathway leading to a lawn with raised beds and borders. There is an area behind the garage which is ideal for storage. Composite lead-to greenhouse, with power points. Driveway to the side of the property provides ample parking and access to Garage. Range of power points and cold water tap.

Garage

Brick-built garage with pitched roof and up and over door.

Services

We understand mains water, gas, electricity and gas are connected to the property.

Site Maintenance Charge

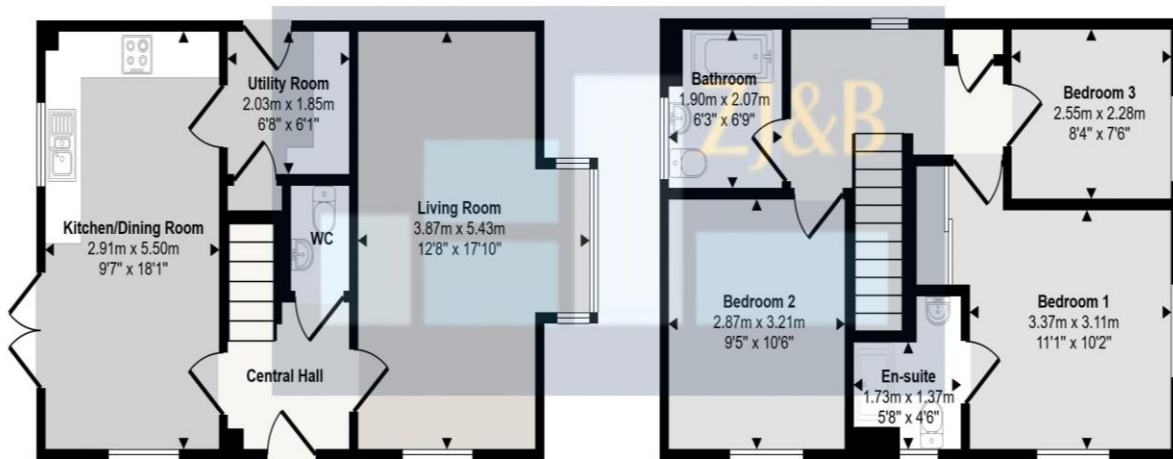
To be confirmed.

Council Tax Band D

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area
92 sq m / 990 sq ft



Ground Floor

Approx 47 sq m / 501 sq ft

First Floor

Approx 45 sq m / 489 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

41 Fox Avenue Shrewsbury SY2 6FX	Energy rating B	Valid until 26 September 2031
		Certificate number 5831-8000-0603-2226

Property type Detached house

Total floor area 94 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-lanlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-lanlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage