



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**25 Fairlawn Avenue, Shrewsbury, SY3 9QQ**

**£475,000 Offers**

To view this property please call us on **01743 236 800** Ref: T8008/SL/KQ

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# A spacious and well appointed, detached four bedroom family home, situated on a large plot in a pleasant end of cul-de-sac position.

This extremely spacious four bedroom detached property provides well planned and well proportioned accommodation briefly comprising; entrance hall, cloakroom, family room, lounge, dining room, conservatory, breakfast kitchen, four bedrooms and bathroom. Extensive and private rear garden. Double garage and ample parking. The property also benefits from double glazing and gas fired central heating with a new boiler having been installed in December 2023.

The property is pleasantly situated in this popular and highly desirable residential area, well placed within reach of excellent local amenities, including popular schools, local shops, a frequent bus service to the town centre and is also within easy reach of the Shrewsbury by-pass with M54 motorway link to the West Midlands.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### FAMILY ROOM

16'10" x 8'8" (5.12m x 2.65m)

Windows to the front and side

### LIVING ROOM

15'9" x 14'5" (4.80m x 4.39m)

Electric coal effect fire with surround and mantel

Windows to the front and side

### DINING ROOM

9'8" x 11'2" (2.95m x 3.40m)

French doors opening to:

### CONSERVATORY

12'10" x 12'6" (3.91m x 3.81m)

Picture windows and double doors to the rear garden

### KITCHEN / BREAKFAST ROOM

16'9" x 11'10" (5.11m x 3.61m)

Fitted with a range of matching wall and base units

Inset oven and grill, and gas hob with extractor hood over

Door to Family Room

Door to the garden

STAIRCASE rising from entrance hall to FIRST FLOOR

LANDING

### BEDROOM 1

15'9" x 12'2" (4.80m x 3.71m)

Built in wardrobes

### BEDROOM 2

10'6" x 10'10" (3.20m x 3.30m)

Sink unit

Built-in wardrobe

### BEDROOM 3

12'6" x 9'6" (3.81m x 2.90m)

Shower cubicle

### BEDROOM 4

10'2" x 9'2" (3.10m x 2.79m)

Built-in wardrobe

### BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

19'8" x 15'9" (5.99m x 4.80m)

Electric roller door.

The property is approached over a driveway, providing ample parking and access to the garage, flanked by lawn with well stocked shrubbery borders.

Extensive enclosed REAR GARDEN laid to lawn with paved patio providing ideal seating area, wide range of shrub beds and borders and mature hedging affording the garden privacy. Greenhouse. Garden shed. Bin Store.









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FLOOR PLANS ...

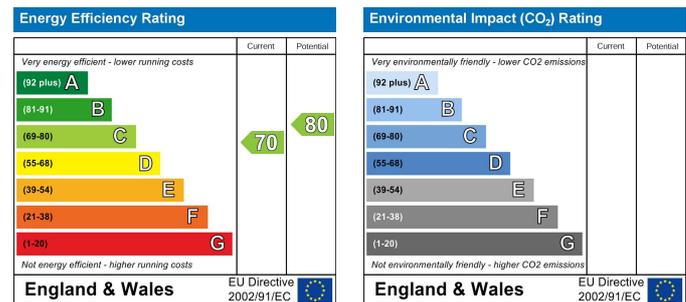


Total area: approx. 1882.1 sq. feet

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Roman Road towards Meole Brace. Turn right into Upper Road and continue through the one-way system to the mini-island, taking the first exit into Vicarage Road. Turn left into Alexandra Avenue, continuing into Washford Road and then left into Pendle Way. Turn left into Fairlawn Avenue, where the property will be found in the corner of the cul-de-sac on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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