



SAMUEL WOOD

**68 Fox Avenue, Shrewsbury, Shropshire, SY2 6FX**  
**Offers In The Region Of £385,000**



# 68 Fox Avenue

Shrewsbury, Shropshire, SY2 6FX



- Stunning 'Show Home' Property
- Stylish Dining Kitchen with French Doors to Garden
- Utility & Guest Cloakroom WC
- Garage and Driveway Parking
- Excellent Amenities & Road Links
- Built in 2010 by Miller Homes
- 18' Lounge with Square Bay Window
- Three Bedrooms & Two Bathrooms
- Enclosed Rear Gardens
- EPC Rating B

68 Fox Avenue is a showroom property built in 2010 by Miller Homes. It features a high-spec finish and immaculate accommodation, ensuring a luxurious living experience. The property still benefits from over five years remaining on the new homes guarantee, offering peace of mind to potential buyers. Located to the east of Shrewsbury and benefits from convenient access to local amenities and excellent road links, including the A49, A53, A5, and motorway connections to the Midlands. This makes it an ideal location for both local and regional commuting.

Upon entering, you are greeted by a welcoming reception hall with a cloakroom WC for convenience. The spacious, dual aspect lounge boasts a square bay window, allowing ample natural light to fill the room, creating a bright and airy atmosphere. The stylish dining kitchen is equipped with modern units and integral appliances, seamlessly blending functionality with contemporary design. Adjacent to the kitchen is the day room area which has French doors that open to the gardens, providing a perfect space for relaxation and entertainment. Additionally, there is a utility room that offers extra storage and practicality.

The first floor of the property continues to impress with a spacious landing that connects the various rooms. The family bathroom is tastefully designed and serves the three good-sized bedrooms. The master bedroom stands out with its en-suite shower room, offering a private and luxurious retreat. Each bedroom is well-proportioned, ensuring comfort and ample space for personal belongings.

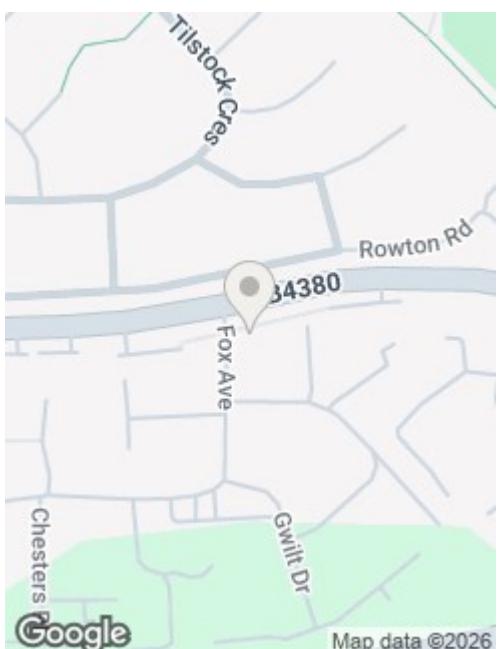
Outside features a driveway that provides off-road parking and leads to the semi-detached garage, ensuring secure storage and parking space. The enclosed rear garden is a delightful space with a patio and lawn, perfect for outdoor activities and gatherings. Side access to the garage adds to the property's convenience, making it an ideal home for families seeking modern amenities and a high-quality living environment.







## Directions



Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: up to Ultrafast 1000 Mbps

Flood Risk: No risk.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







**Ground Floor**

Floor area 47.9 m<sup>2</sup> (515 sq.ft.)

**First Floor**

Floor area 46.6 m<sup>2</sup> (501 sq.ft.)

**TOTAL: 94.5 m<sup>2</sup> (1,017 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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