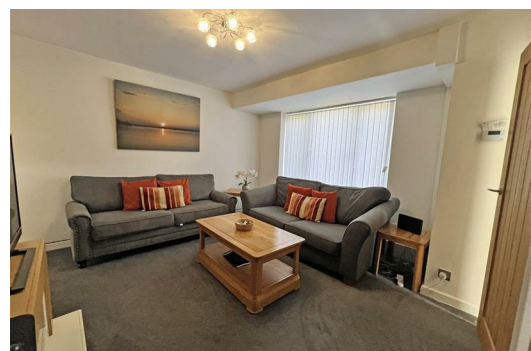




2 Park Avenue, Shrewsbury, SY4 4JZ

Offers in the region of £200,000

Having the option to purchase additional land to the side

A fantastic opportunity to purchase a beautifully presented semi-detached home situated in the popular and sought-after village of Shawbury. Offered for sale with no upward chain, this attractive property would make an ideal first-time purchase and, with its excellent presentation throughout, early viewing is highly recommended.

The property has been tastefully presented with stylish décor, flooring and fittings throughout, whilst also enjoying a pleasant outlook to the front over the playing fields and towards St. Mary's Church in the distance. The village itself offers a good range of amenities, together with a doctors' surgery, school and local bus service, providing convenient access to everyday essentials.

Upon entering, the welcoming entrance hall provides access to a generous sitting room featuring an attractive fireplace and a useful dining area. To the rear is a fantastic kitchen/breakfast room, fitted with a range of wall and base units incorporating a breakfast bar, together with a single oven, electric hob and extractor fan. Completing the ground floor is a useful utility room with access to a guest W.C.

A staircase rises from the entrance hall to the first-floor landing, where there are two spacious double bedrooms, both benefiting from built-in storage, along with a contemporary family bathroom.

Outside, the property benefits from an enclosed and particularly private rear garden, accessed via both a pedestrian gate and double gates. The garden features a lawned area and paved patio, providing an attractive space for outdoor seating and entertaining.

An additional benefit is the option to purchase the adjoining land to the side of the property, providing further potential and adding to the overall appeal of this excellent home.

Hall

Sitting Room

14'5" x 12'5"

Kitchen

12'5" x 8'10"

Utility

7'6" x 4'11"

W.C.

First Floor Landing

Bedroom One

14'5" x 8'10"

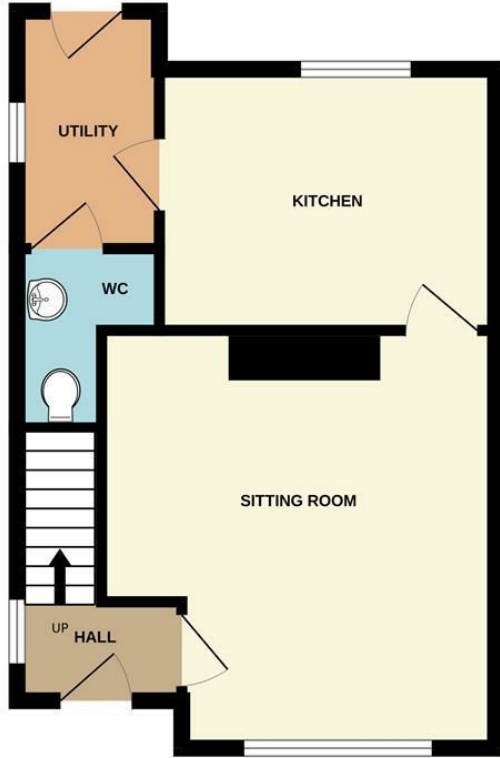
Bedroom Two

11'5" x 8'10"

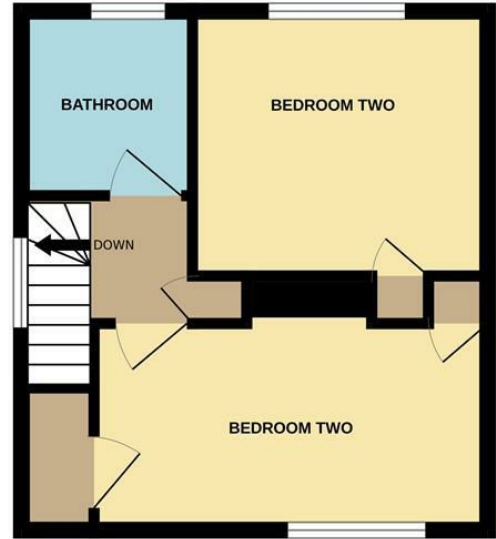
Bathroom



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
		69
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC