



7 Fairlawn Avenue, Meole Village, Shrewsbury, SY39QQ

4 bedroom detached house — £465,000 Freehold

7 Fairlawn Avenue, Meole Village, Shrewsbury, SY3 9QQ

Coopergreenpooks.co.uk

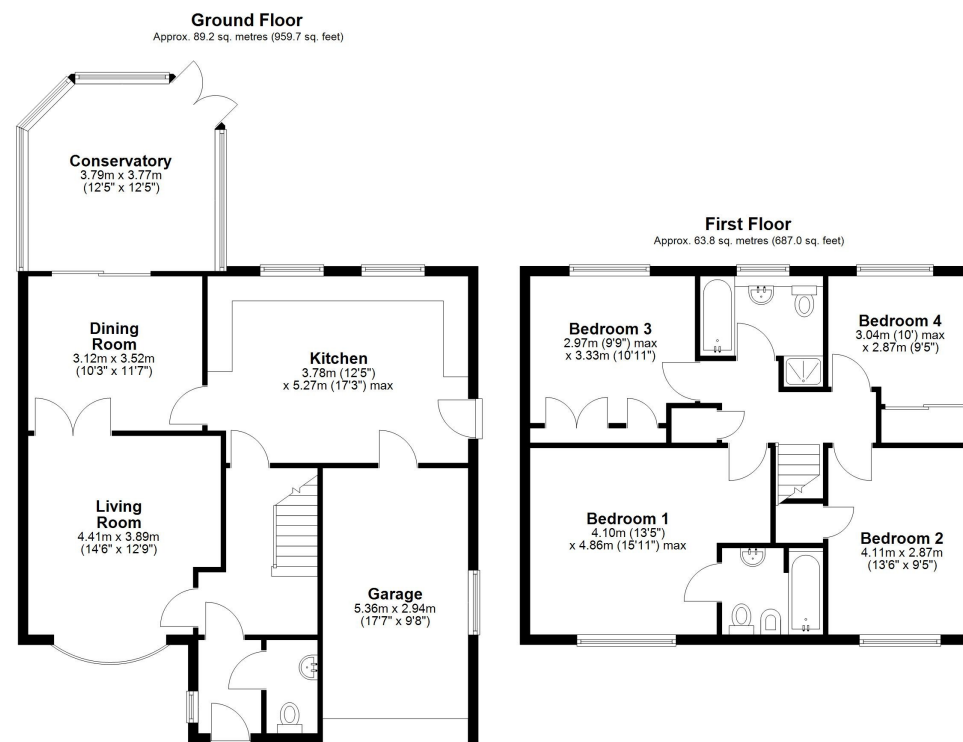
£465,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

Situated in a lovely setting within the popular Meole Village area of town, this immaculately presented detached family home offers good accommodation, along with a sizeable rear garden

KEY FEATURES

- Entrance vestibule with cloakroom and door to hall which accesses both the kitchen and living room.
- Living room with feature fireplace, window to front and glazed double doors to dining room.
- Dining room with door to kitchen and also sliding glazed doors to the centrally heated conservatory which opens onto the rear garden.
- Good sized kitchen/breakfast room having oak fronted units, tiled flooring and integrated appliances. There are also doors to the side of the property and the integral garage.
- Staircase from hall to the landing where there are 4 double bedrooms and a family bathroom. The main bedroom also has an en-suite bathroom.
- uPVC double glazed windows and gas fired central heating.
- Driveway to front providing parking and access to garage with an adjoining lawned garden.
- Good sized and neatly landscaped rear garden which is mainly lawned with established borders and paved sun terrace.
- A very quiet and convenient location within a popular neighbourhood, close to open countryside and just a short walk from the village store, as well as both Meole and Priory secondary schools.
- No onward chain.



Total area: approx. 153.0 sq. metres (1646.7 sq. feet)







7 Fairlawn Avenue, Meole Village, Shrewsbury, SY3 9QQ

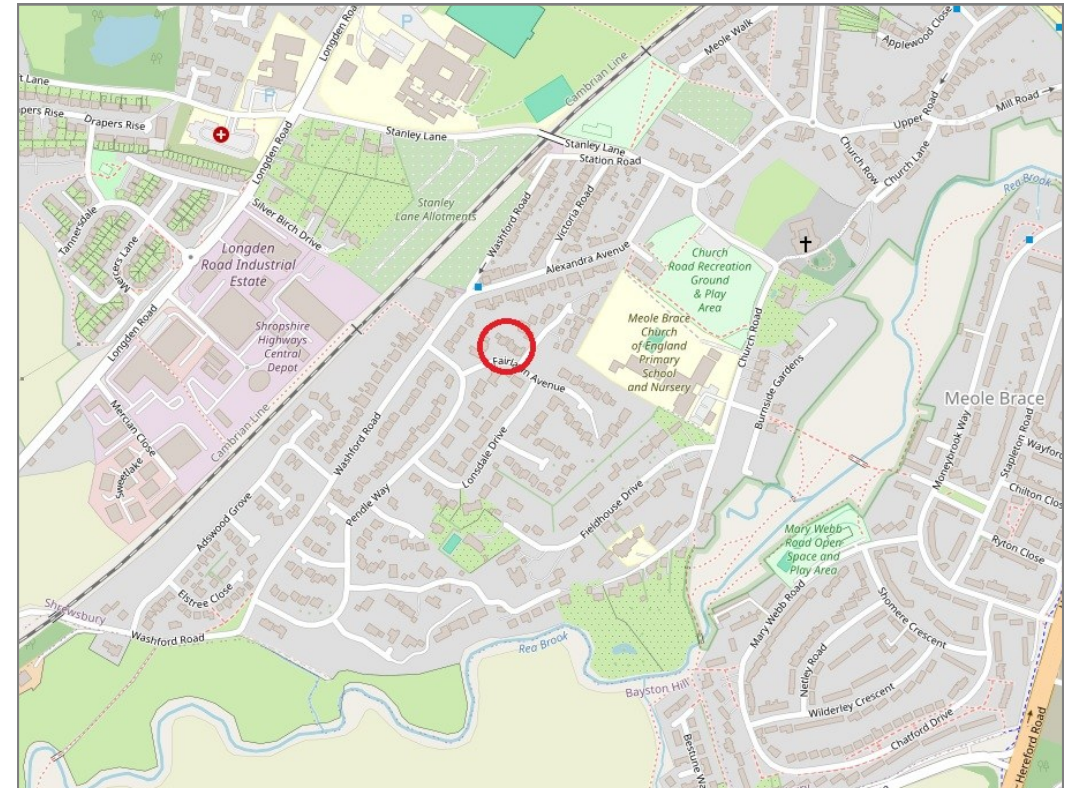
£465,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com

 **RICS**
Regulated by RICS



BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band D
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

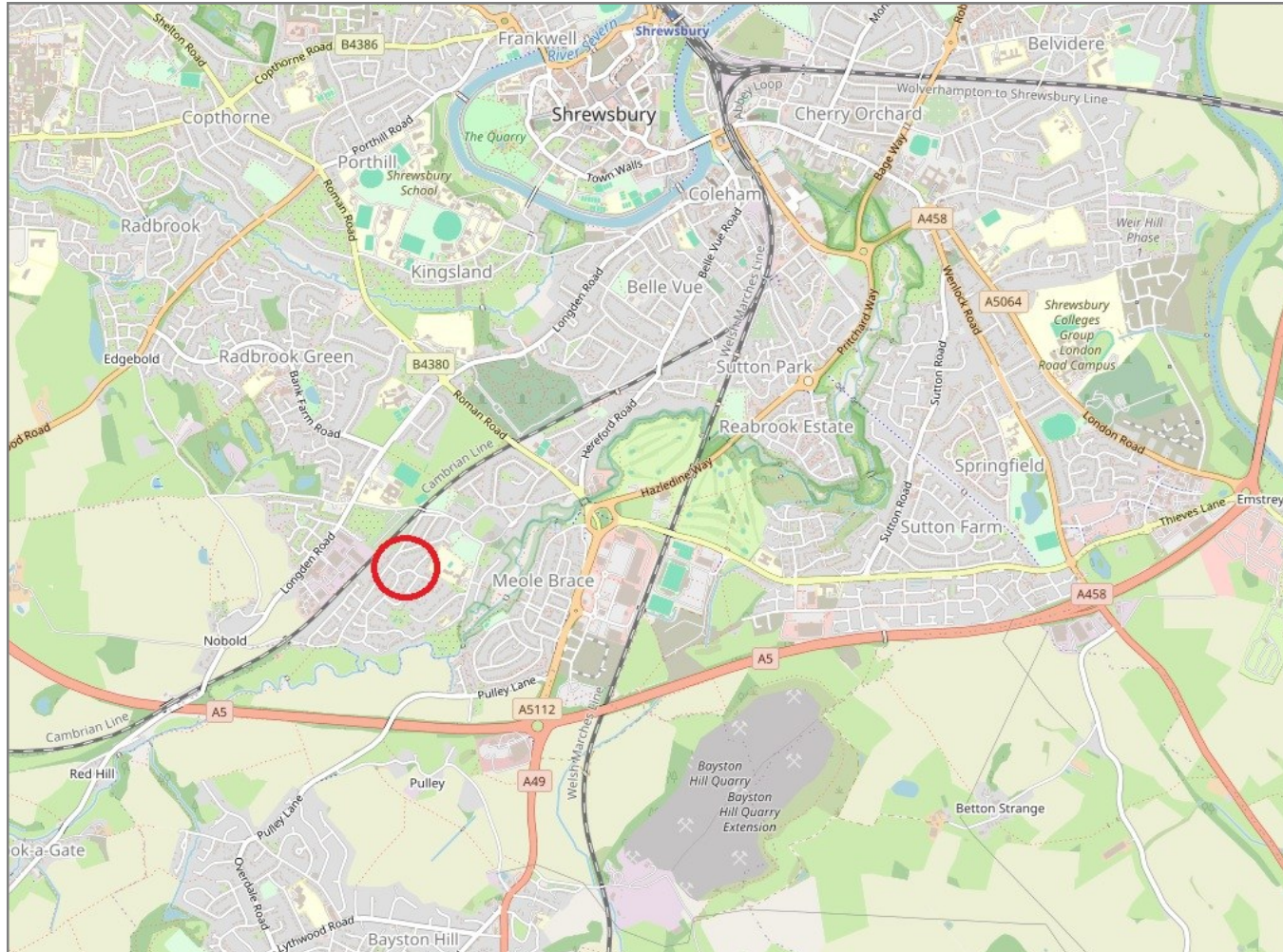
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

7 Fairlawn Avenue, Meole Village, Shrewsbury, SY3 9QQ

Coopergreenpooks.co.uk

£465,000 Freehold — 4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.