



**7 Fairlawn Avenue, Meole Village, Shrewsbury, SY39QQ**

4 bedroom detached house — £465,000 Freehold



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

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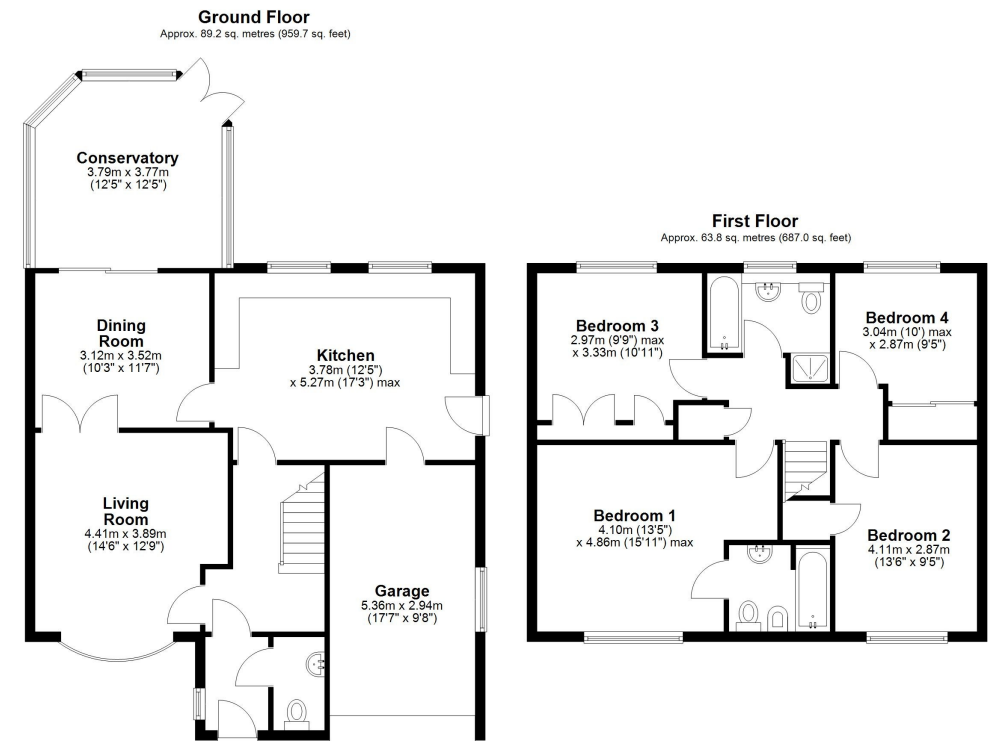
£465,000 Freehold—4 bedroom detached house

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)















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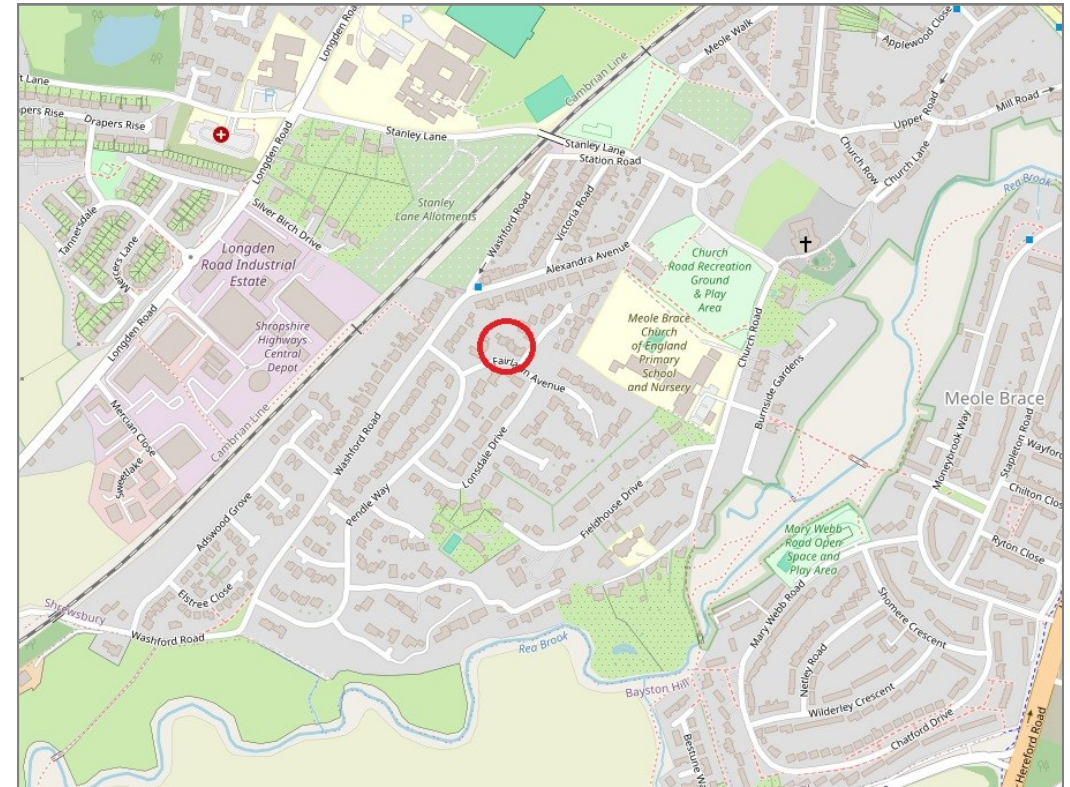
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>TBC</b>
Services	<b>All mains services are connected</b>

**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.

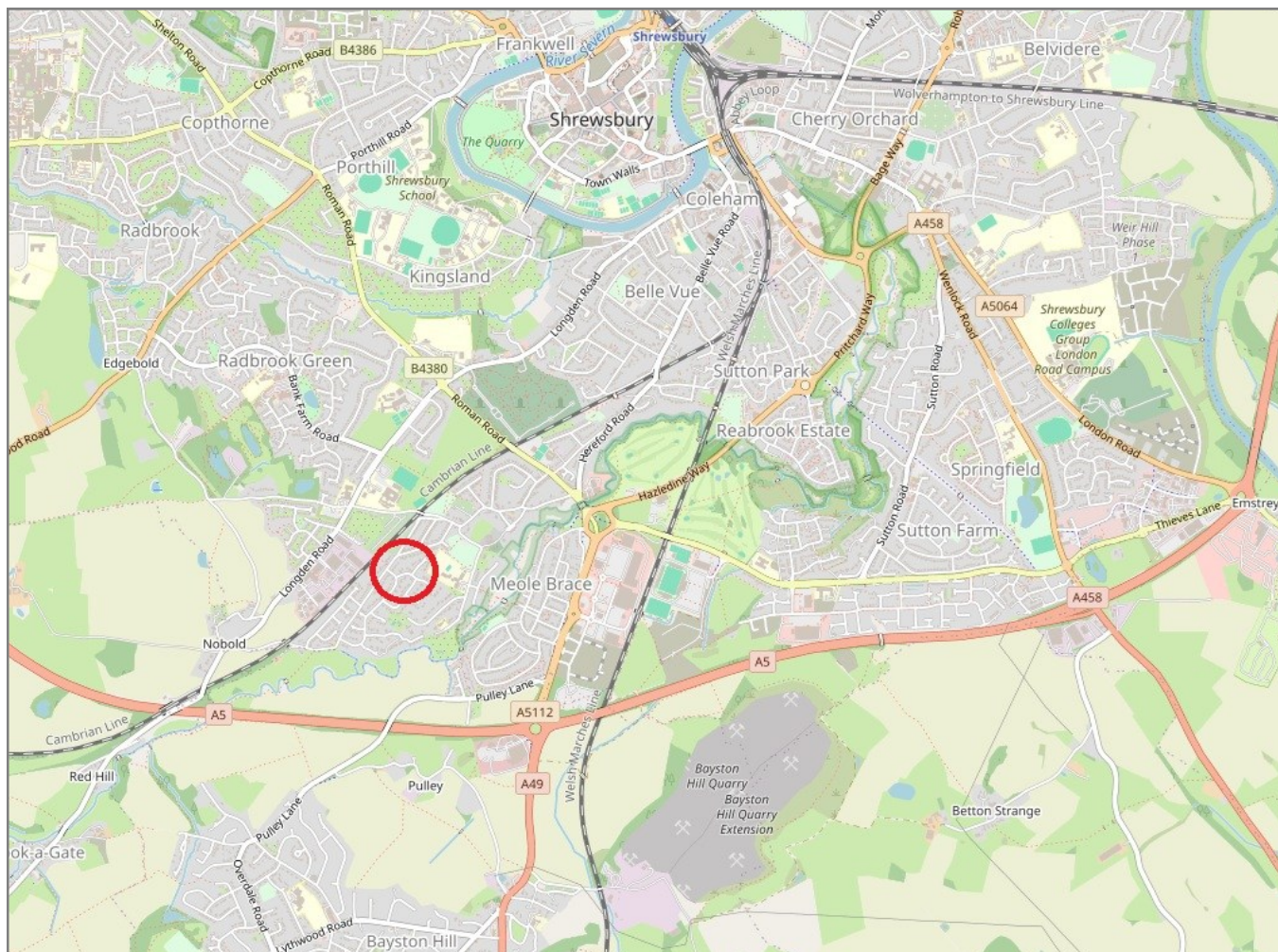


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