



58 Fox Avenue, Shrewsbury SY2 6FX

3 bedroom detached house—£325,000 Freehold

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sales@cgpooks.co.uk

This beautifully presented and improved detached house offers thoughtfully designed and well-proportioned accommodation, having three double bedrooms, while benefitting from a private landscaped rear garden, driveway and garage.

KEY FEATURES

- Good sized entrance hall with cloakroom and turning staircase to light and spacious landing
- Living room with under stairs storage and bay window to front
- Lovely open plan kitchen/dining room, complete with integrated appliances and glazed double doors onto the rear garden
- Master bedroom and en-suite shower room
- Two further double bedrooms and a separate well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating
- Attractively landscaped private rear garden, partially laid to lawn with paved terraces and gated access to side
- Attached single garage and driveway parking for at least two cars
- A very quiet and convenient location, close to Meole Brace golf course and open countryside, as well as Ballantyne's health club, the excellent Meole Brace retail park and Shrewsbury Town football stadium. The town centre is also less than two miles away
- Recently built by a reputable developer and still covered by the NHBC new build warranty

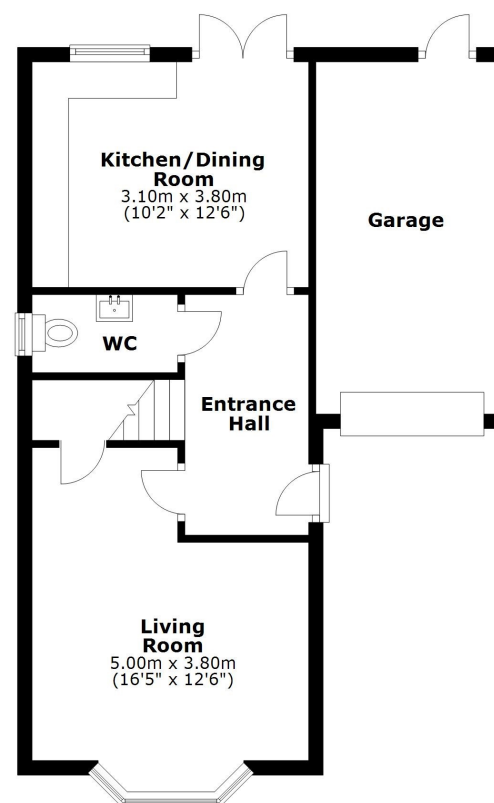
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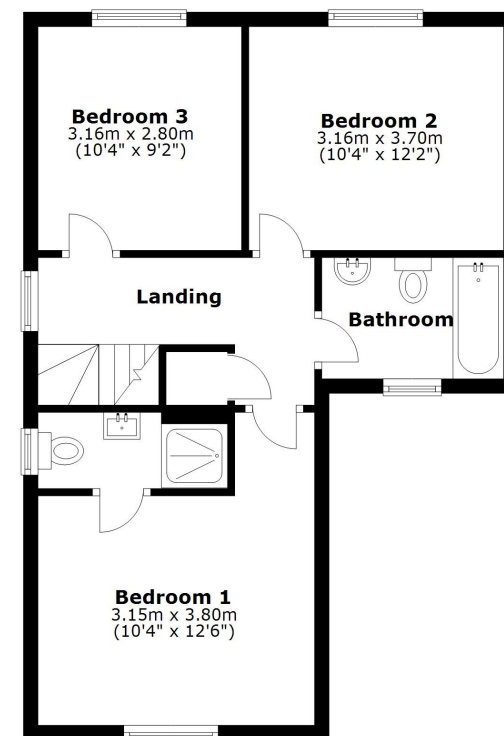
Ground Floor

Approx. 49.3 sq. metres (530.8 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.0 sq. feet)



Total area: approx. 98.4 sq. metres (1058.7 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.







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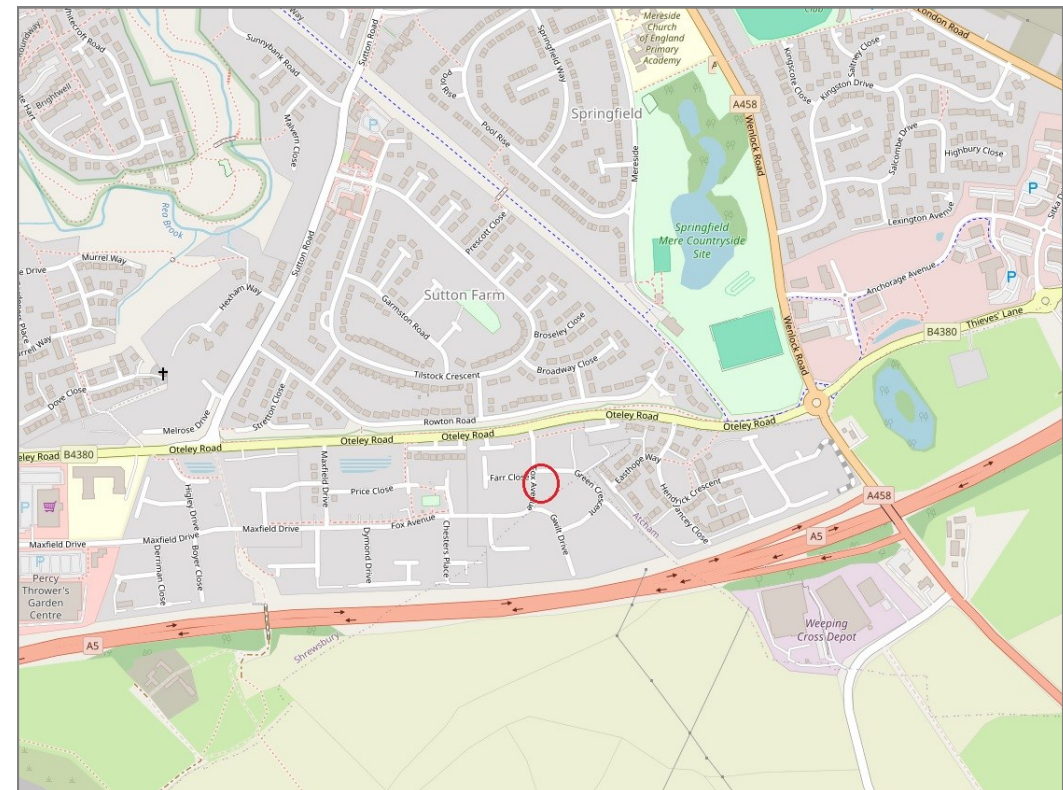
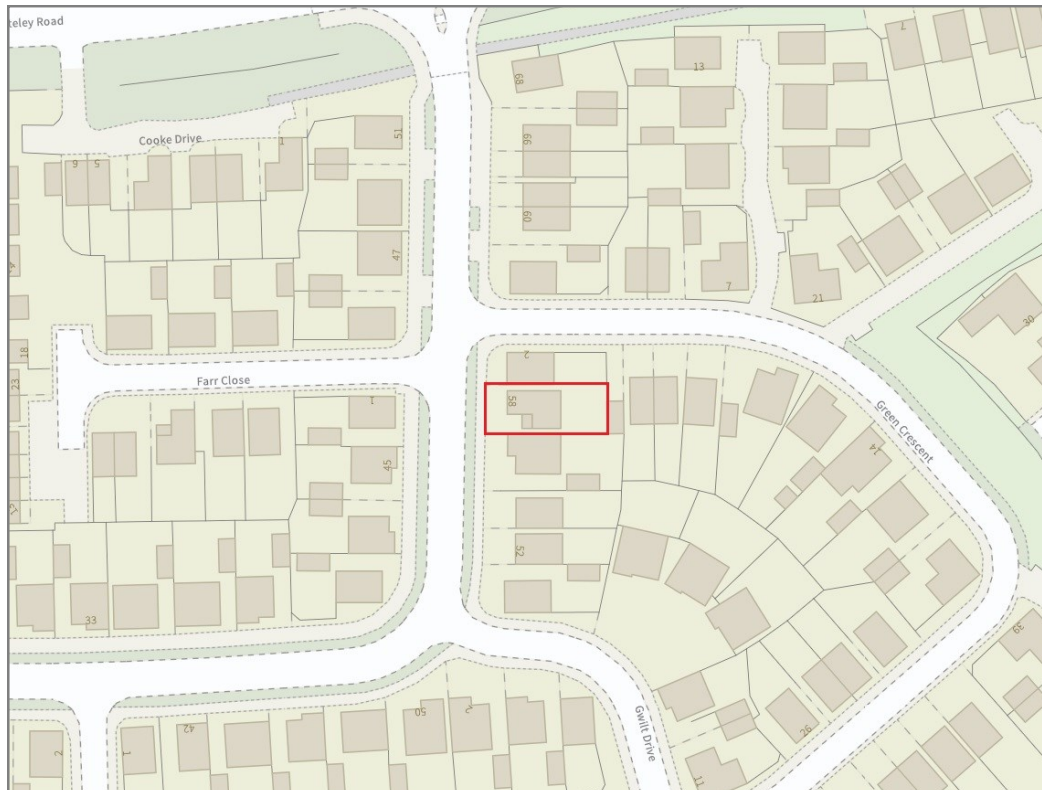
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BOUNDARIES NOT CONFIRMED

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

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
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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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