



15 MAYFIELD DRIVE  
SHREWSBURY | SY2 6PB





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Close to town amenities.

A HIGHLY DESIRABLE AND ATTRACTIVELY PROPORTIONED DETACHED HOUSE, OFFERING EXCELLENT SCOPE FOR FURTHER EXTENSION (STPP) SET IN A FANTASTIC PLOT WITH DOUBLE GARAGE AND LARGE GARDENS.

Prominent position in highly sought after locality

Well proportioned rooms throughout

Scope for modernisation and improvement

Large driveway parking area and impressive garaging

Fantastic large gardens, approx. 0.3 acres



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury town centre proceed over the English Bridge, through Abbey Foregate and up to The Column roundabout. Take the 2nd exit onto London Road, proceed past Prestfelde Preparatory School on the left and then take the next left turning into Mayfield Drive (private road). Follow this for a short distance and the property will be seen set back on the left hand side.

## SITUATION

The property occupies a splendid location, set off a private road in one of Shrewsbury's premier residential areas. Mayfield Drive is one of the more sought after areas, whilst providing ready access to Shrewsbury town centre with its excellent selection of shops. Furthermore there are a number of state and private schools including Prestfelde Preparatory School, Shrewsbury School, Shrewsbury College of Arts and Technology and Shrewsbury XI Form College. Commuters have easy access to the A5, which links through to the M54 motorway and on to Telford. It should be noted there is a rail service in the town centre.

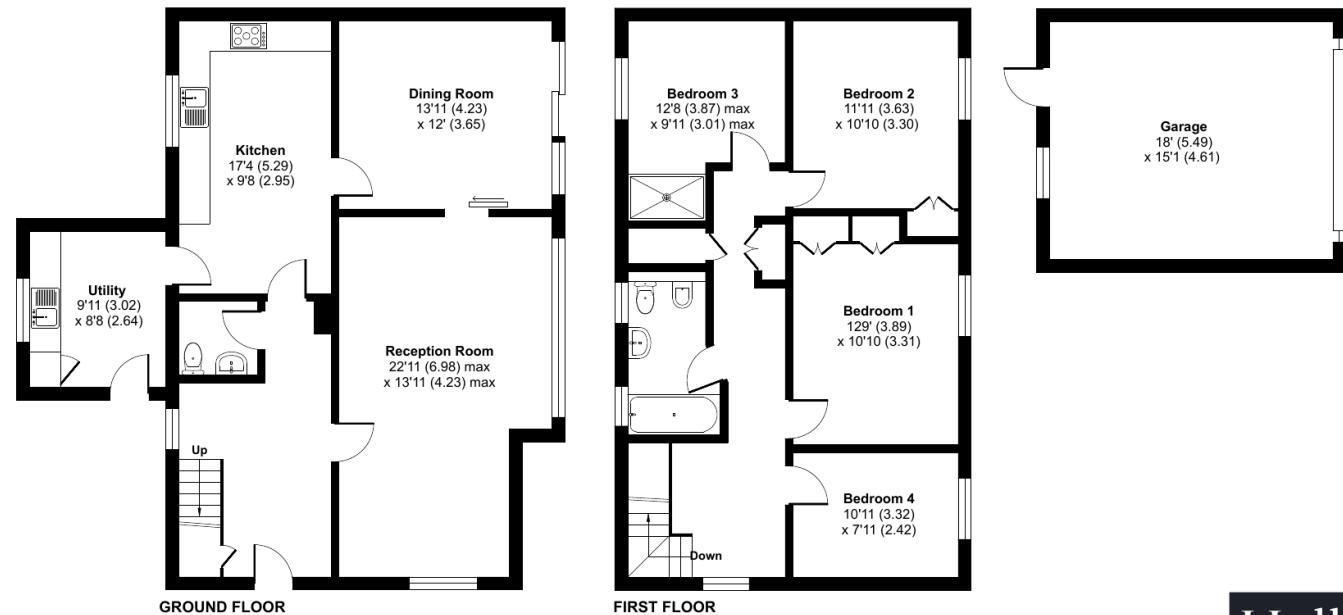
## PROPERTY

Situated in a sought-after residential location, 15 Mayfield Drive is a spacious four-bedroom detached house offering excellent scope for modernisation and extension (subject to planning), and positioned on an outstanding plot with extensive front and rear gardens.

A covered entrance opens into a generous reception hall, which leads to the living accommodation. The living room is flooded with natural light via a large picture window overlooking the front gardens and benefits from sliding doors through to a formal dining room, creating an ideal flow for entertaining.



Approximate Area = 1650 sq ft / 153.2 sq m  
Garage = 272 sq ft / 25.2 sq m  
Total = 1922 sq ft / 178.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Halls. REF: 1336478

The breakfast kitchen is fitted with a range of units and includes several integrated Neff appliances, while a spacious utility room and a separate WC complete the ground floor.

Upstairs, there are four well-proportioned bedrooms. One bedroom benefits from a fitted shower cubicle, while the remaining rooms are served by a well-appointed family bathroom.



## OUTSIDE

The property is approached via a large tarmacadam driveway providing ample off-street parking and leading to a detached double garage with electric entrance door and an attached garden store.

## GARDENS

The property continues to please with fantastic gardens to both the front and rear. These include expansive lawns, patio seating areas, and well-stocked borders, creating a beautiful and private outdoor environment. To the side, a kitchen garden includes a greenhouse, shed, and a variety of fruit trees, ideal for those with green fingers.

## GENERAL REMARKS

### AGENTS NOTE

The property is sold subject to the grant of probate.

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. None of these services have been tested. We have been informed the gas central heating boiler has been condemned.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – F



#### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



