







8 Mayfield Drive, Shrewsbury, SY2 6PB  
Offers In The Region Of £695,000

An extremely rare opportunity to acquire a property located in one of Shrewsbury's most sought-after addresses. Fairfield offers the new owners a blank canvas to create a fabulous home in a beautiful and highly desirable setting. The property requires general modernisation and upgrading throughout and offers considerable scope for remodelling and extension subject to the necessary permissions. The property presently offers accommodation briefly comprising reception hall, sitting room, extended dining room, kitchen/ breakfast room, side hallway giving access to small utility area and garage which in turn gives access to WC. Upstairs there are four good-sized bedrooms one with an ensuite shower room, together with family bathroom with separate WC. The property has the benefit of gas central heating, uPVC double glazing, and a single attached garage. The gardens and grounds are of particular note, running to approximately 0.3 of an acre of thereabouts and enjoys a lovely sunny aspect to the rear. The property offers huge scope to its new owner owners. Early inspection is recommended.







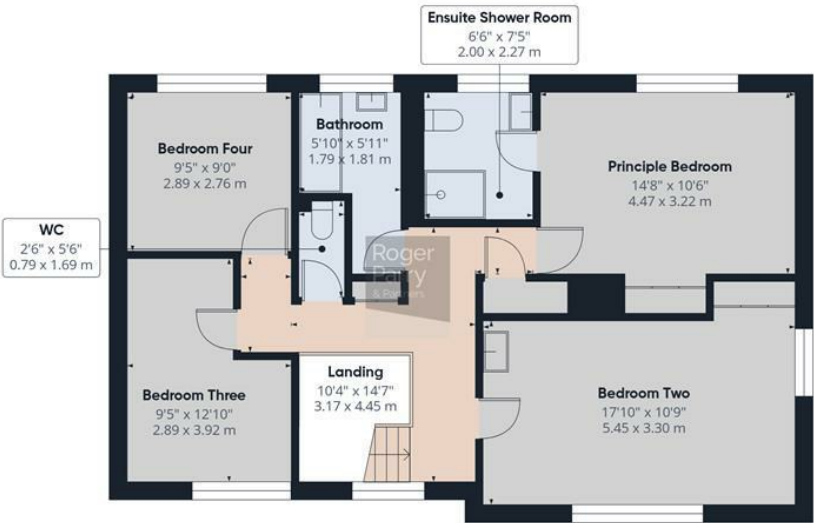




Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1745 ft<sup>2</sup>  
162.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Accommodation comprising: Recessed entrance porch, uPVC panelled and glazed front door with opaque glass side screen.

**Reception Hall**

9'10 x 7'1 (3.00m x 2.16m)

With double radiator, telephone point, understairs cupboard, staircase leading to gallery landing.

Reception Hall gives access to:

**Sitting Room**

17'9 x 13 (5.41m x 3.96m)

With marble minster style fireplace with raised hearth and mantle, gas fire inset, two radiators, central light, three wall light points, TV aerial socket, power points, large uPVC double glazed window to the front and further matching window to the side, glazed and wooden double communicating doors lead to:

**Dining Room**

12'9 x 10'5 (3.89m x 3.18m)

With radiator, central light, four wall light points, ample power points, archway leads through to:

**Extended Dining Room**

12'1 x 8'7 (3.68m x 2.62m)

With double glazed sliding patio doors to spectacular rear gardens, matching uPVC double glazed window to the side.

**Kitchen/ Breakfast Room**

14'11 x 12 (4.55m x 3.66m)

With range of limed oak kitchen units comprising 1 1/2 bowl single drainer sink unit set into laminate work surfaces extending to three wall sections, with extensive range of cupboards and drawers under and tiled splash above, plumbing set for dishwasher, built-in gas hob with extractor hood above, built-in oven and microwave (appliances not tested)., further matching worksurface to adjacent wall with built-in fridge freezer and wine rack, extensive range of eye level cupboards, ceramic tiled flooring, central light point, power points, double radiator, tiled sill to uPVC double glazed window with pelmet lighting overlooking gardens.

From kitchen, door to:

**Side Hallway**

7'4 x 3'1 (2.24m x 0.94m)

With ceramic tiled flooring and lighting point, side hallway gives access to garage and rear gardens.

**Separate utility area**

5'5 x 3'10 (1.65m x 1.17m)

With plumbing for washing machine, double power point and lighting, uPVC double glazed window to the rear with extractor fan.

Side hallway gives access to:

**Garage**

16'6 x 9'7 (5.03m x 2.92m)

With electric operated up and over door, concrete floor, power and lighting points, double glazed opaque glass windows to the side.

Door to:

**Cloakroom/ WC**

5'4 x 2'11 (1.63m x 0.89m)

With corner wash hand basin, fully tiled to all walls, uPVC double glazed opaque glass window to the side.

From reception hall staircase leads to:

**Large Gallery Landing**

14'7 x 10'4 (4.45m x 3.15m)

With radiator, central light point, built-in linen cupboard with shelving and further storage cupboard above, access to roof space, uPVC double glazed window to the front.

Landing gives access to bedroom accommodation comprising:

**Principle Bedroom**

14'8 x 10'6 (4.47m x 3.20m)

With radiator, power and lighting points, built-in double wardrobe with shelving and hanging rail with further cupboard above, uPVC double glazed window to the rear overlooking extensive rear gardens.

Door to:

**Ensuite Shower Room**

7'5 x 6'6 (2.26m x 1.98m)

Fitted with a corner shower unit with sliding doors, pedestal wash basin, WC, radiator, fully tiled to walls, range of spotlights, extractor fan, tiled effect vinyl floor covering, tiled sill to double glazed uPVC opaque glass window to the rear.

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**Bedroom Two**

17'10 x 10'9 (5.44m x 3.28m)

With radiator, power and lighting points, built-in double wardrobe providing hanging space with further cupboard above, uPVC double glazed window to the front with further matching window to the side, vanity wash hand basin set to one corner

**Bedroom Three**

12'10 x 9'5 (3.91m x 2.87m)

With radiator, power and lighting points, built in wardrobes with central dressing table and further storage cupboard above, uPVC double glazed window to the front.

**Bedroom Four**

9'5 x 9 (2.87m x 2.74m)

With radiator, power and lighting points, telephone point, uPVC double glazed window to the rear.

**Family Bathroom**

5'11 x 5'10 (1.80m x 1.78m)

With white suite comprising one panelled bath with shower fitting above, pedestal wash basin, heated towel rail, uPVC double glazed opaque glass window to the rear.

**Separate WC**

5'6 x 2'6 (1.68m x 0.76m)

With WC, lighting point and extractor fan.

**Outside Front**

The property is approached of Mayfield Drive (private road) onto semi-circular gravel driveway with large central circular lawn leading up to the garage, with paved pathway extension across the front of the property, good sized well stocked shrubberies set to both sides, wide paved pathway situated to the left-hand side of the property giving access to the rear gardens via wrought iron gate.

**Rear Gardens**

From extended dining room out onto large, paved sun patio extending across the width of the property with extensive lawns extending with a variety of specimen trees and shrubs set to one side, outside water tap, range of Conifers separate the main lawns from a further large lawn section, again with a variety of specimen trees and shrubs in set leading to small wooded area, with small timber garden store. Gardens run an extremely good size enjoying a lovely sunny aspect and are enclosed by a variety of mature hedging

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 7 Mbps & Superfast 76 Mbps. Mobile Service: Likely/ Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquiries.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

**Agents Notes**

We understand the property has foam spray insulation in the loft space. Please contact the selling agent if you require any further information.

**Agents Notes**

Mayfield Drive is a private road, there are annual contributions required for the upkeep of the road. Currently the fee is £125 per annum. Please contact agents for further details.

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## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** F

**EPC Rating:** D

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

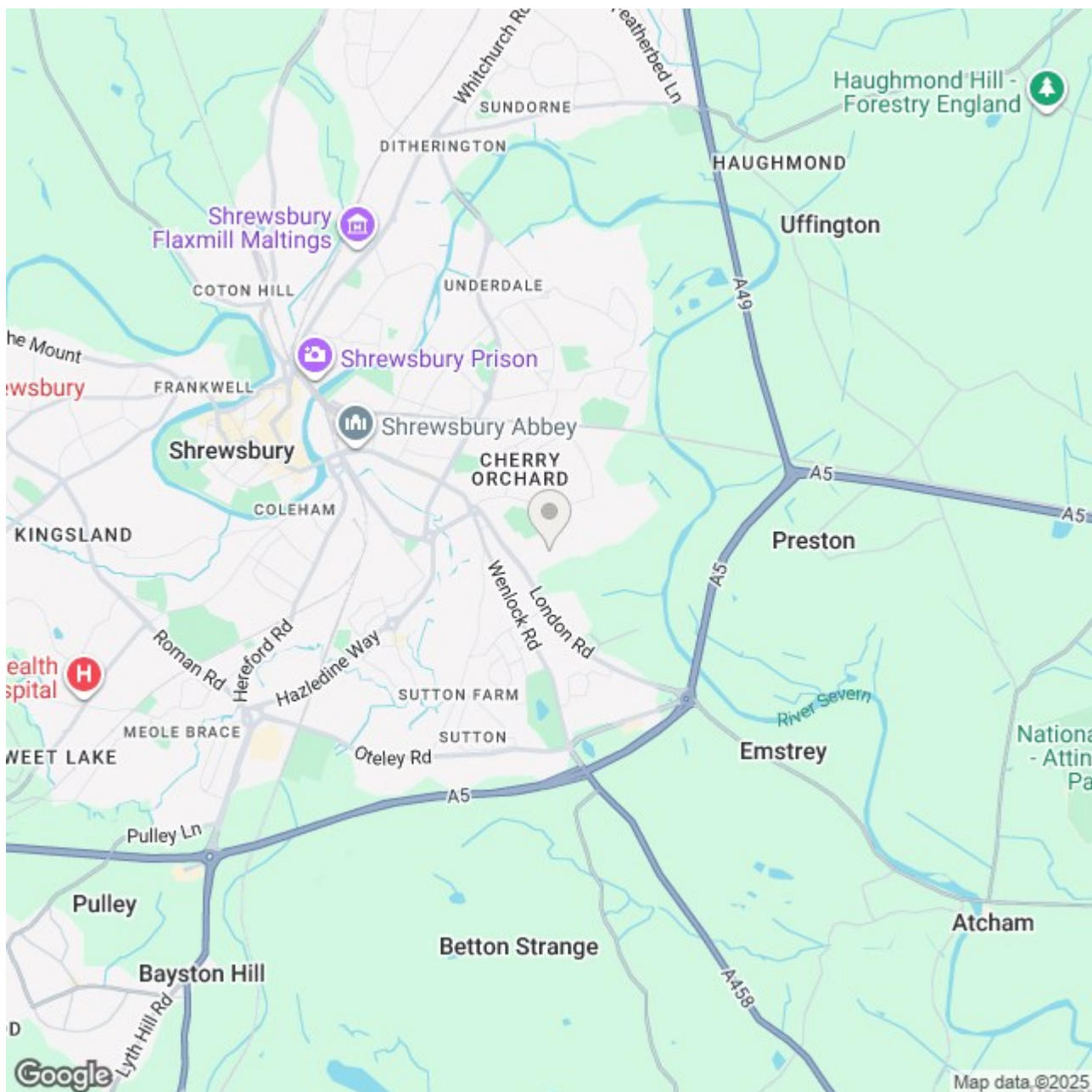
## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.