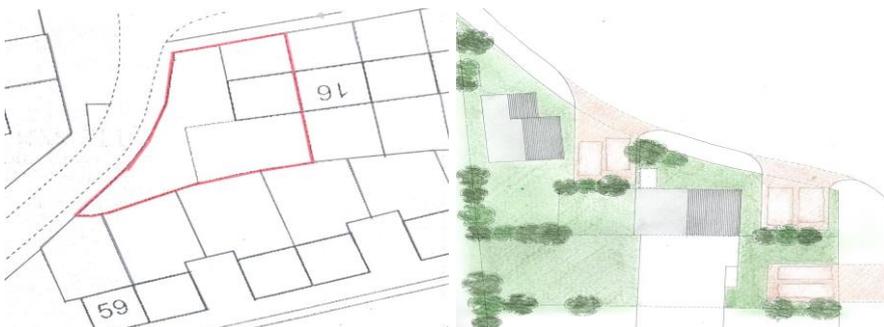




**15 Park Avenue, Shawbury,  
Shropshire, SY4 4JZ**  
**Development and Renovation Project**  
**£270,000**

An interesting, development and renovation project of this 3 bedroom end of terrace property situated in a large corner plot, providing great potential. Located close to the heart of the village with excellent amenities with easy access for both Shrewsbury and Telford. The property had outline planning approved for further dwellings. The seller is in the process of applying for full planning permission - Shropshire council Planning Application No - 18/05088/OUT



**15 Park Avenue, Shawbury, Shrewsbury, Shropshire, SY4 4JZ      Ref: 3940**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Accommodation comprises:**

**Entrance Hall**

Staircase leads to First Floor Landing.

**Living Room** 20' 2" x 10' 8" (6.14m x 3.25m)

Windows to front, side and rear, gas fire.

**Kitchen** 12' 10" x 8' 0" (3.91m x 2.44m)

Door and window to the rear, sink unit set to base cupboard, space for cooker, ample space for further appliances and kitchen table, useful pantry cupboard.

**Utility Room** 8' 0" x 7' 1" (2.44m x 2.16m)

Door to the front.

**First Floor Landing**

Airing cupboard, access to roof space.

**Bedroom 1** 13' 0" x 10' 8" (3.96m x 3.25m)

Window to the front, built in storage cupboard.

**Bedroom 2** 11' 7" x 11' 4" max (3.53m x 3.45m)

Window to the front, built in cupboard.

**Bedroom 3** 9' 3" x 6' 11" (2.82m x 2.11m)

Window to the rear, built in storage cupboard.

**Bathroom**

Fitted with bath and wash basin, window to the rear.

**Separate WC**

With WC, window to the rear.

**Outside**

Site is an enviable corner position, approached over a pathway to the front door. Good size lawns to front, side and rear and the garden is enclosed by fencing and hedging.

**Planning Permission**

15 Park Avenue had Outline Planning Permission (all matters reserved) for the erection of two further dwelling homes (with the possibility of one being a detached

bungalow) along with the renovation of the existing house, all with off road parking. Full details of the Planning Permission can be obtained on the Shropshire Council planning website - Application No. 18/05088/OUT. It is noted that any obligation for the payment of Community Infrastructure Levy (CIL) shall be the responsibility of the purchaser/developer and that the local authority has stated that there is no requirement for "affordable housing". The properties have access to all mains services. Any purchaser/developer shall be deemed to have full knowledge of all boundaries and neither the vendor or vendor's agent are responsible for defining the boundaries or ownership thereof. Local Authority - Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

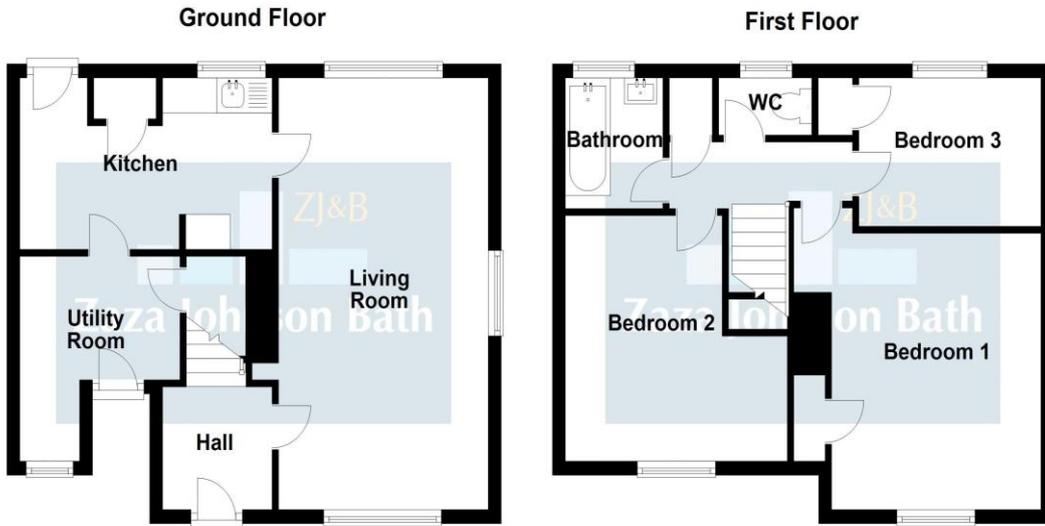
**Location**

The property is set in Shawbury, in the heart of this much sought after North Shropshire village approximately 7 miles from the county town of Shrewsbury. Shawbury has excellent facilities including shops, supermarket, restaurants, public houses, doctors and schools. It has regular bus services serving local towns and villages. There is ease of access to the A5/M54 motorway network, to Telford, Birmingham and the A53 to Stoke on Trent. For commuters the property is ideally placed for access to the Railway Stations at Wem (6.8 miles) and Shrewsbury (8 miles).

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

**VACANT POSSESSION UPON COMPLETION**



FLOOR PLANS FOR GUIDANCE ONLY

## Energy performance certificate (EPC)

15 PARK AVENUE SHAWBURY SHREWSBURY SY4 4JZ		Energy rating <b>E</b>
Valid until 24 May 2031	Certificate number 0120-2605-0050-2029-2771	

**Property type**  
end-terrace house

**Total floor area**  
91 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

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