



Clunbury, 4 Mayfield Drive, Shrewsbury, SY2 6PB

Shrewsbury & Country House Sales

**MILLER  
EVANS**



Clunbury, 4 Mayfield Drive, Shrewsbury, SY2 6PB

**Guide Price £850,000**

Freehold

- Mature family home, set in extensive, beautifully maintained gardens
- Sitting room, dining room and study
- Kitchen with walk-in pantry
- Large garden room with double doors to rear garden
- Four bedrooms, bathroom and shower room
- Large garage/workshop
- Extensive gardens
- Situated in this sought-after and exclusive residential area
- Exciting opportunity for modernisation
- Chain Free



A rare opportunity to acquire a substantial family home set within exceptional private gardens, occupying a generous plot in one of Shrewsbury's most sought-after residential areas. Having been in the same ownership for many years, the property offers well-balanced accommodation together with significant scope for improvement and, subject to the necessary consents, potential for extension or redevelopment.

This superior home occupies a prime position on an exclusive residential private road, providing a peaceful and prestigious setting. Ideally located within close proximity to highly regarded schools, the town centre, and excellent transport links, including convenient access to the bypass and the M54 motorway, connecting effortlessly to the wider West Midlands.

The property is located within one of Shrewsbury's most consistently sought-after and exclusive residential areas, renowned for its prestige and enduring appeal. The surrounding neighbourhood is characterised by a collection of high-quality, individual homes, all set within similar generous plots







## INSIDE THE PROPERTY

ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

STUDY

9'4" x 6'11"

DINING ROOM

12'0" x 11'1"

SITTING ROOM

12'0" x 13'10"

KITCHEN

15'4" x 11'3"

WALK IN PANTRY

6'0" x 4'10"

GARDEN ROOM

29'6" x 21'3"



STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

12'0" x 13'10"

BEDROOM 2

12'0" x 10'11"

BEDROOM 3

12'0" x 9'9"

BEDROOM 4

9'4" x 7'1"

SHOWER ROOM

BATHROOM

GARDENS AND GROUNDS

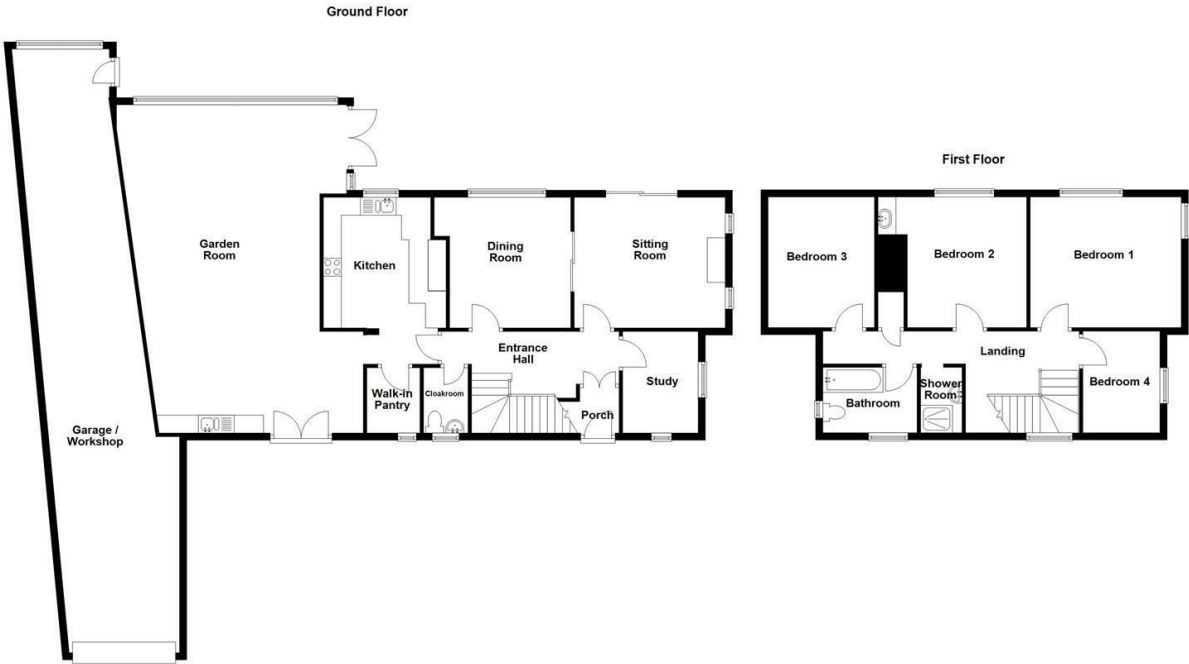
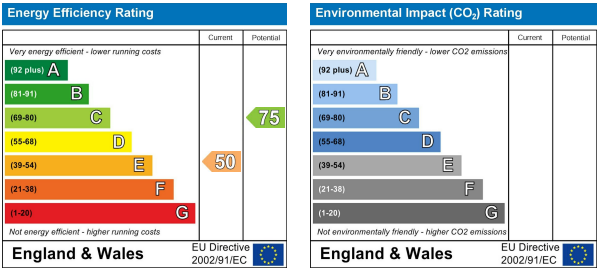
GARAGE / WORKSHOP

To the front is a large lawned forecourt with a sweeping driveway providing parking for several cars, along with access to the main entrance and garage. The rear garden is generous in size and mainly laid to lawn, offering a well-kept and practical outdoor space.



HOW TO GET THERE

From Shrewsbury town centre, proceed over the English Bridge and continue along the full length of Abbey Foregate. At the roundabout, take the second exit onto London Road. Continue for a further short distance eventually turning left into Mayfield Drive.



Total area: approx. 2607.7 sq. feet

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

DO YOU HAVE A PROPERTY TO SELL ?

We will always be pleased to give you a no obligation market assessment of your existing property to help with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : G

LOCAL AUTHORITIES

Shropshire Council  
 Council Tax Band : G



FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
 Eagle House, 4 Barker Street,  
 Shrewsbury SY1 1QJ  
 Tel: 01743 236800

South Shropshire Sales Office  
 4 The Square,  
 Church Stretton SY6 6DA  
 Tel: 01694 724700

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