



Kingswood, Kingsland Road, Shrewsbury SY3 7AF

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A wonderful home providing excellent accommodation in a superb location in one of Shrewsbury's prime locations.

Kingswood has great accommodation and benefits from planning consent to remodel and extend.

Directions (Postcode SY3 7AF)

Head over the toll bridge and proceed towards Kennedy Road. At the junction, turn left and proceed down the bank where you will see the property on the right-hand side.



**Tenure:** Available freehold

**Local authority:** Shropshire Council

**Council tax band:** G



## The Property

Originally constructed in 1948 it has a wonderful position that provides great access to the town centre, local schools and The Quarry, all within walking distance. The accommodation is well planned with two great reception rooms off the entrance hall, a kitchen / dining room as well as a separate study. A W.C., cloakroom and utility complete the ground floor. On the first floor are five bedrooms, one with en suite and a family bathroom. The kitchen / dining room and sitting room are to the rear of the house and enjoy views out over the garden to the rear.

Planning permission has been granted for the property to be extended and remodelled to provide revised accommodation that will transform the house into an exceptional home providing open plan living accommodation to the ground floor, with kitchen / dining room, family room, sitting room, study and snug, as well as a principal bedroom suite with dressing room and en suite, guest bedroom with en suite, and three further bedrooms with a further bathroom.







Upstairs consists of five bedrooms,  
one with an en suite and family  
bathroom.



## Garden and Grounds

To the front of the house is a substantial driveway, and parking with a low wall setting the property back from the road. A side gate leads to the rear garden which has a south facing garden. To the rear of the house is a terrace with steps down to the lawn, bordered and enclosed by mature hedging, which provides great levels of privacy. There is a double garage and store attached to the house.

## Services

Mains water, drainage, gas and electricity.

## Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.



## Location

Kingswood on Kingsland Road is situated within one of the most sought-after areas of Shrewsbury. There is an excellent selection of local shops, pubs and schools within walking distance. The market square and Shrewsbury Town centre are just over 0.5 miles, if walking, offering an excellent range of amenities including a large variety of boutique and specialist shops, art galleries, artisan foods and drinks and a superb choice of cafes, bars and restaurants, cinemas and theatres. The nearby Quarry Park offers 29 acres of flower gardens, parkland and riverside walks.

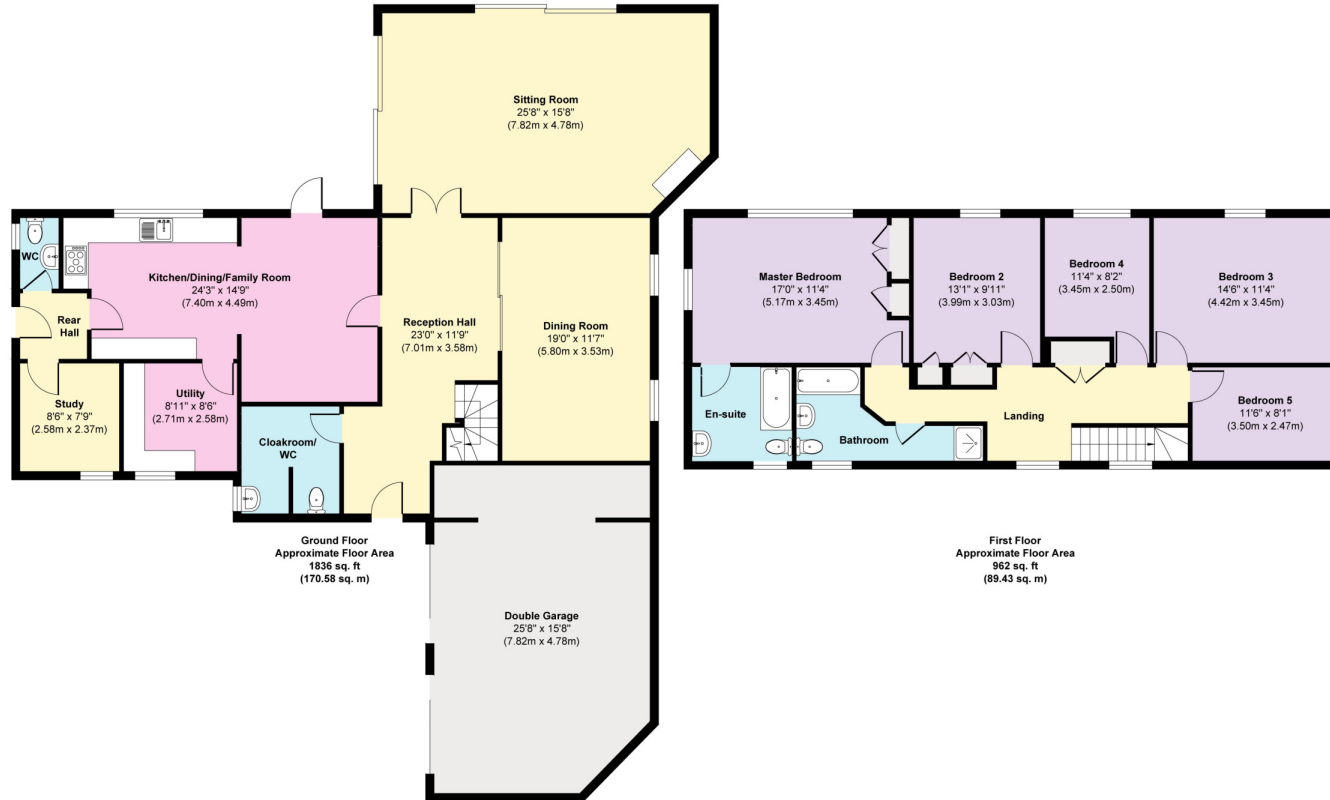
Shrewsbury Train Station is just under a mile away, providing direct services to Birmingham New Street and London Euston.

## Distances

Shrewsbury town centre approximately 0.5 miles, Train Station 0.9 miles (Distances and time approximate).



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**Approx. Gross Internal Floor Area (Including Garage)**  
**Main House = 2798 sq. ft / 260.01 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.

Knight Frank

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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