



Roger  
Parry  
& Partners

Kingsgate, 22 Laundry Lane, Shrewsbury, SY2  
6ER



**Kingsgate, 22 Laundry Lane, Shrewsbury, SY2 6ER**  
**Offers In The Region Of £350,000**

A well-maintained dormer style detached house located in a popular area of Shrewsbury. The property has the benefit of uPVC double glazing throughout, recently air-source central heating system, car-port and garage. The rear gardens are of particular note being well stocked with pretty floral and shrub borders.

The accommodation briefly comprises: entrance vestibule, downstairs cloakroom, L shaped sitting room, kitchen/ diner with recently installed built in double oven, conservatory and three good sized bedrooms and family shower room upstairs.

The property occupies a lovely location just seconds walk from the Rea Brook nature reserve.



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#### **ENTRANCE HALL**

7'2" x 5'2" (2.18 x 1.57)

With door leading through to:

#### **DOWNSTAIRS WC**

With low level flush WC, opaque uPVC double glazed window.

#### **'L' SHAPED SITTING ROOM**

20'2" x 16'2" (6.15 x 4.93)

With large uPVC window to the front overlooking gardens, with original fireplace with marble hearth and wooden surround. Feature wall lights to alcoves either side of chimney breast. Further high level uPVC double glazed windows making this a lovely light room. Staircase with handrail leads to first floor.

From sitting room, door leading through to:

#### **KITCHEN/DINER**

20'0" x 9'10" (6.1 x 3)

With wood effect vinyl floor covering, range of shaker style units comprising: one and a half bowl stainless steel sink unit with mixer taps set into granite effect worksurfaces with cupboards and drawers under. Double electric oven set into housing with cupboards above and below. Newly installed four ring ceramic hob with extractor fan above. Tiled splashback to cooker area. Space and plumbing for washing machine and dishwasher in situ. uPVC door giving access to outside.

Dining Area

With matching wood vinyl flooring. Sliding patio doors give access into:

#### **UPVC CONSERVATORY**

9'7" x 9'0" (2.92 x 2.74)

With tiled flooring, uPVC door leading to back gardens, cat-flap.

#### **LANDING**

Access to large roof space. Landing gives access to bedrooms comprising:

#### **BEDROOM ONE (REAR)**

14'6" x 10'0" (4.42 x 3.05)

With built-in wardrobes, uPVC double glazed window overlooking rear gardens.

#### **BEDROOM TWO (FRONT)**

13'0" x 8'8" (3.96 x 2.64)

With uPVC double glazed window overlooking front gardens.

#### **BEDROOM THREE (FRONT)**

10'0" x 9'2" (3.05 x 2.79)

With uPVC double glazed window overlooking front gardens.

#### **SHOWER ROOM**

With ceramic tiled flooring and white suite comprising: large walk-in shower with glazed side screen, pedestal hand basin, low level flush WC. Full tiling to walls, opaque uPVC window, glass display shelf and mirror.

#### **OUTSIDE - FRONT**

The property is accessed over driveway which provides additional off road parking, with white metal gates giving access to carport and to the garage:

#### **GARAGE**

16'4" x 8'4" (4.98 x 2.54)

With metal up and over door, concrete floor, window to the rear, power and lighting points, service door to the side. Incorporating newly installed air-source heating system and cylinder.

#### **FRONT GARDENS**

The front gardens are laid to lawns with feature floral borders surrounding.

uPVC door of conservatory leads to:

#### **REAR GARDENS**

Paved patio and pathway leads down to the bottom of the garden and intersects the lawn and leads down to the timber garden store. Well stocked floral and shrub borders surround the lawn with feature trees and hedgerow to the bottom of the garden. The gardens are enclosed by a combination of fencing and hedging.

#### **SERVICES**

Air-source central heating system

Mains water

Mains drainage

Mains electricity

Tenure - Freehold

Council Tax Band - E

#### **DIRECTIONS:**

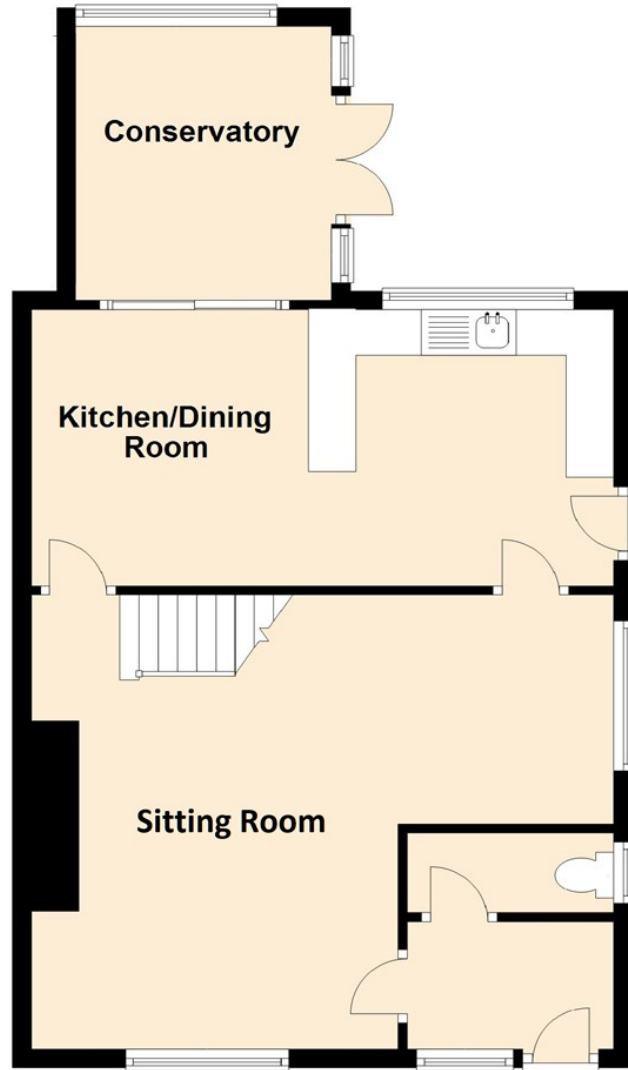
From Shrewsbury town centre, proceed out over the Welsh Bridge and proceed to Frankwell roundabout. Take the first exit onto Copthorne Road and continue to the next roundabout taking the first exit onto Roman Road. At the next roundabout take the 2nd exit, turn right onto A5191 Hereford Road. Keep left to stay on Hereford Road, then bear left onto B4380 Oteley Road. Turn left onto Sutton Road, then immediately left onto Laundry Lane. Turn right to stay on Laundry lane and the property will be seen on the right hand side.

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

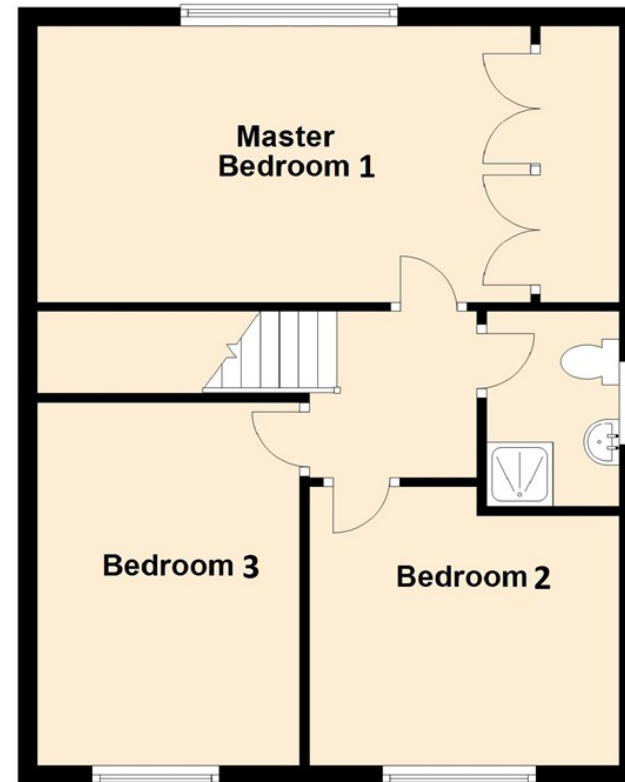
**Ground Floor**

Approx. 57.7 sq. metres (621.3 sq. feet)



**First Floor**

Approx. 48.8 sq. metres (524.8 sq. feet)



Total area: approx. 106.5 sq. metres (1146.1 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973

## General Services:

**Local Authority:** Shropshire County Council

**Council Tax Band:** E

**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.

## Directions:

## 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.