



SAMUEL WOOD

61 Kingston Drive, Shrewsbury, Shropshire, SY2 6SJ

Asking Price £435,000







# 61 Kingston Drive

Shrewsbury, Shropshire, SY2 6SJ



- Well Presented Family Home
- Modern Open Plan Kitchen Diner
- Garage & Driveway Parking
- Pleasant Gardens
- Excellent Road Links to A5, M54 & Beyond
- Spacious Living Room & Conservatory
- Four Generous Sized Bedrooms
- Sought After Location
- Gas Central Heating
- EPC Rating C

Samuel Wood is delighted to offer for sale this spacious four bedroom property on Kingston Drive with a garage, drive and well-maintained gardens. Subject of a good internal renovation by it's current vendors the property offers ample space for a family and is located in a desirable area. The garage and drive provide convenient parking options, while the gardens are perfect for outdoor activities and relaxation. Overall, this property is a great investment for those looking for a comfortable family home with plenty of space and amenities. Viewing is highly recommended by the selling agent.



**uPVC Entrance Door to:**

## **Entrance Hall 5'6 x 4'6 (1.68m x 1.37m)**

Double glazed opaque window, carpet flooring, radiator, access to living room and cloakroom.

## **Guest Cloakroom WC 5'5 x 3'9 (1.65m x 1.14m)**

Comprising: vanity wash hand basin, WC, radiator, double glazed opaque window, tiled flooring.

## **Living Room 14'8/ x 15'9 (4.47m/ x 4.80m)**

Double glazed windows to front and side, carpet flooring, two radiators, door to staircase which leads to the first floor accommodation with under stairs storage.

## **Dining Kitchen 11'9 x 28'4 (3.58m x 8.64m)**

Recently refitted with modern range of cupboards and drawers to work surface areas, integrated dishwasher and fridge, sink unit, two radiators, space for large fridge freezer, Rangemaster cooker with Stoves cooker hood, provision for washing machine, tile effect flooring throughout, double glazed window to the kitchen area, and double glazed French doors to the garden. There is a further double glazed opaque window and door to the side, integral door to the garage and access to the conservatory.



### **Conservatory 11'2 x 10'1 (3.40m x 3.07m)**

Double glazed picture windows to three sides, radiator, tiled flooring, French doors open to the rear patio, wall base and pitched tiled roof.

### **Landing 3'8 x 9'3 (1.12m x 2.82m)**

Carpet flooring, loft access, airing cupboard enclosing the hot water cylinder, access to four bedrooms and family bathroom.

### **Master Bedroom 13'6 x 15'33 (4.11m x 4.57m)**

Carpet flooring, double glazed windows to front and side, radiator.

### **En-Suite Shower Room 4'8 x 7'8 (1.42m x 2.34m)**

Comprising: wash hand basin with cabinet, WC, large walk-in shower with tiled surround, towel radiator, tiled flooring.

### **Bedroom 2 12'9 x 9'4 (3.89m x 2.84m)**

Double glazed window to the front aspect, carpet flooring, radiator, built-in double wardrobe.

### **Bedroom 3 9'1 x 10'6 (2.77m x 3.20m)**

Three built-in wardrobes, carpet flooring, radiator, double glazed window to the rear, vanity wash hand basin with mirrored cabinet.

### **Bedroom 4 10'1 x 9'4 (3.07m x 2.84m)**

Double glazed window to the rear, carpet flooring, radiator, built-in double wardrobe.

### **Family Bathroom 5'7 x 8'3 (1.70m x 2.51m)**

Comprising: corner bath, WC, wash hand basin, corner shower with electric shower, mirrored cabinet, double glazed opaque window, tiled flooring.

### **Outside**

The property is approached over good sized driveway providing parking for up to four cars, the front garden is laid to lawn with a tree and gravel borders. Gated access to the side.

### **Garage**

With up and over door.

### **Rear Garden**

A lovely patio area which is complimented by lawn and a L shaped raised decking area with solar powered lighting, a pathway leads to a garden storage shed. There is an additional shed to the side and garden fencing to the boundaries.







### Services at the property

We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 5 Mbps & Superfast 32 Mbps

Flood Risk: Very Low.

### Tenure

We understand the tenure is Freehold.

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

From the A5064 London Road, turn into Kingston Drive where the property can be located on the right hand side. Alternatively, can be approached from Wenlock Road.











## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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