



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Apartment 4, Chandlers Mansion, Kennedy Road,  
Shrewsbury, SY3 7AB**

**£479,500 Region**

To view this property please call us on **01743 236 800** Ref: T7720/SL/KQ

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# An impressive first floor two bedroom apartment situated in this desirable location within walking distance of the town centre.

This impressive first floor apartment is located in an exclusive development within the ever popular and highly desirable Kingsland area and briefly comprises; entrance hall, living room, good sized kitchen/breakfast room, dining room, master bedroom with en suite shower room, second bedroom and bathroom. Two allocated parking spaces. Communal gardens overlooking the Kingsland Valley. The property also benefits from gas fired central heating and double glazing.

The apartment is situated in a prime location on Kennedy Road in Shrewsbury's premier residential area adjacent to Shrewsbury School. Easy walking distance to the town centre with shopping/social facilities, Theatre Severn, Quarry Park and Dingle gardens.



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## INSIDE THE PROPERTY

Communal entrance vestibule with original staircase rising to the first floor landing area.

### ENTRANCE HALL

Built in store cupboard  
Door entry phone system

### LIVING ROOM

14'1" x 14'8" (4.29m x 4.47m)  
Feature stone fireplace  
Two windows

### KITCHEN / BREAKFAST ROOM

14'3" x 15'1" (4.34m x 4.60m)  
Fitted with a range of modern wall and base units with work surface over  
Integrated appliances, including double oven and hob with extractor hood over  
Tiled flooring  
Steps leading to:

### DINING ROOM

14'8" x 8'2" (4.47m x 2.49m)  
Wood effect tiled floor

### MASTER BEDROOM

12'4" x 15'9" (3.76m x 4.80m)  
Built in wardrobes  
Window

### EN SUITE SHOWER ROOM

Corner shower cubicle  
Wash hand basin, WC

### BEDROOM 2

12'7" x 9'10" (3.84m x 3.00m)  
Access to eaves storage  
Window

### BATHROOM

9'11" x 6'9" (3.02m x 2.06m)  
Panelled bath  
Corner shower cubicle  
Wash hand basin, wc  
Window

### OUTSIDE THE PROPERTY

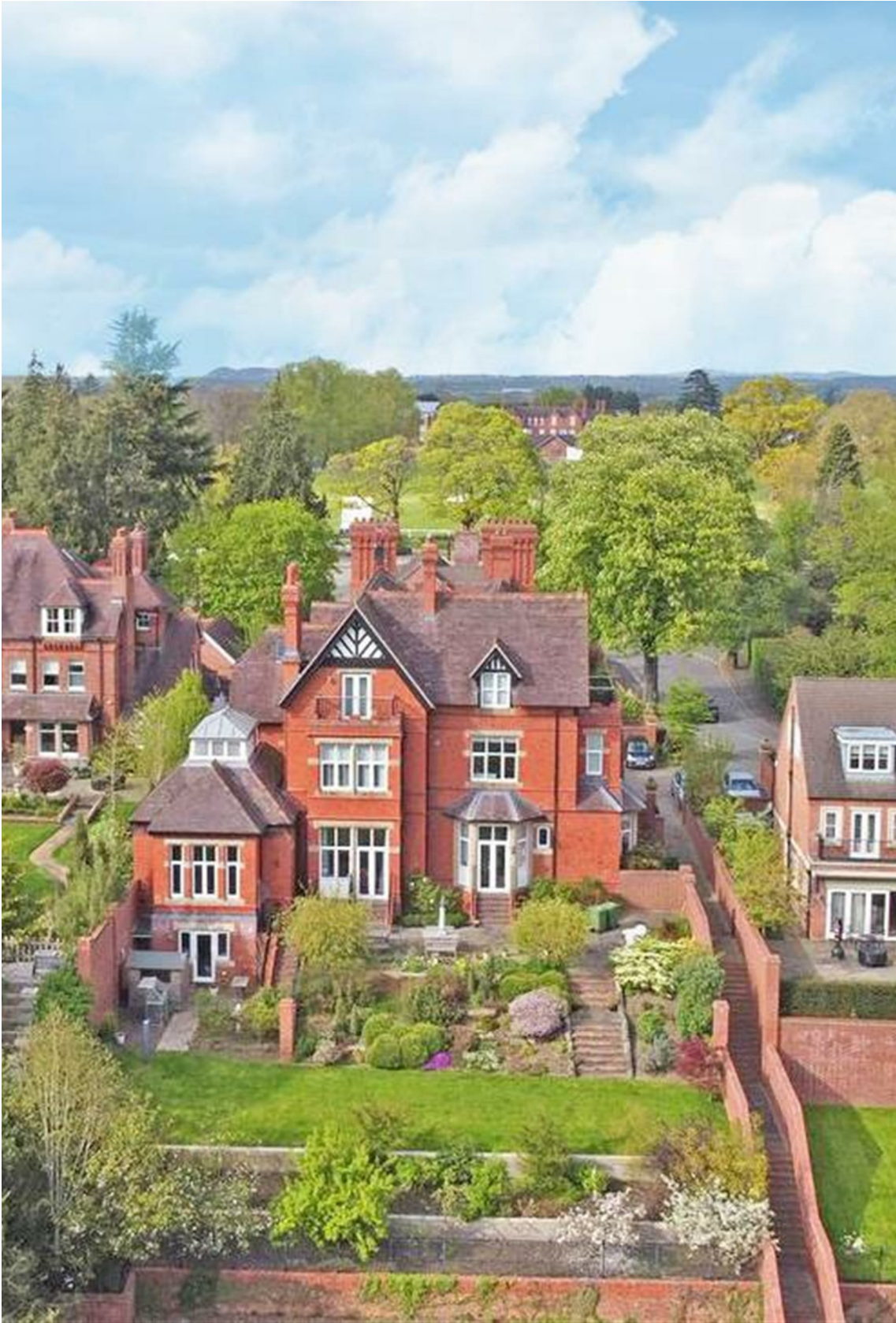
Two 'side by side' allocated parking space.

Communal gardens with superb views across the Kingsland Valley.









FLOOR PLANS ...

**First Floor**

Approx. 105.2 sq. metres (1132.7 sq. feet)



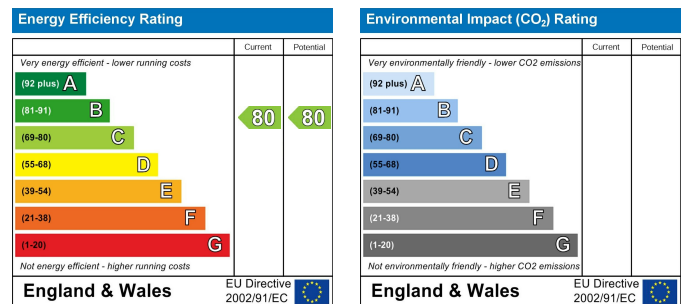
Total area: approx. 105.2 sq. metres (1132.7 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Kingsland Bridge to the T Junction. Turn right into Kenney Road, follow the road around and the property will be found on the right hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Leasehold - Share of Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

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

Council Tax Band: E

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.

### 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.

### 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 you with your decision to move.

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



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

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**Partners:** David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

**Associates:** Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones