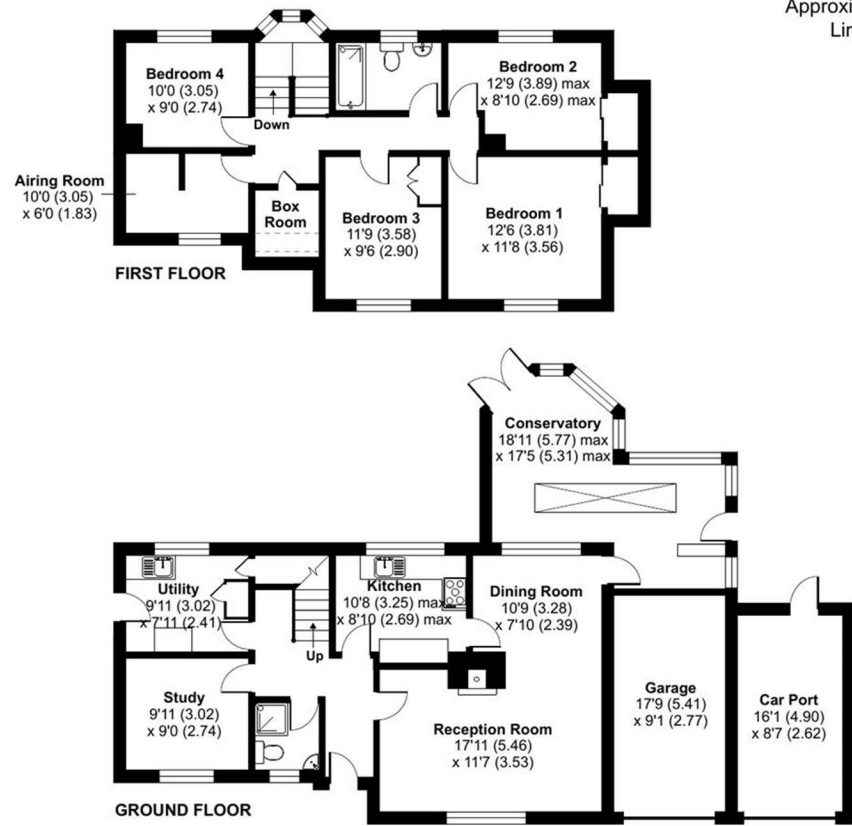


FOR SALE

Kynance, 132 Ellesmere Road, Shrewsbury, SY1 2QZ



Approximate Area = 1736 sq ft / 161.3 sq m  
 Limited Use Area(s) = 11 sq ft / 1 sq m  
 Garage = 161 sq ft / 14.9 sq m  
 Car Port = 138 sq ft / 12.8 sq m  
 Total = 2046 sq ft / 190.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2025. Produced for Halls. REF: 1276586



FOR SALE

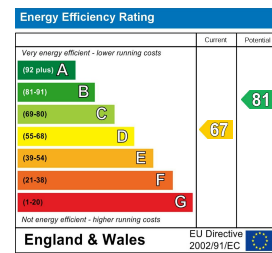
Offers Over £525,000

Kynance, 132 Ellesmere Road, Shrewsbury, SY1 2QZ

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A wonderful four bedroom family home, set back from the road with incredibly well laid out accommodation and the most beautiful expansive rear gardens, situated in an incredibly popular location.



01743 236444

**Shrewsbury Sales**  
 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
 E: shrewsbury@hallsgb.com



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Close to town amenities.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- L shaped sitting/dining room
- Large conservatory
- Beautiful mature gardens with large vegetable/fruit patch
- Potential for updating and extension or even redevelopment subject to the necessary planning permissions
- Set in a 0.5 acre plot
- NO ONWARD CHAIN

## DESCRIPTION

Occupying a large plot this is a spacious four bedroom detached property boasts versatile living accommodation and will appeal to many potential purchasers. The property is situated just over 1 mile from the Shrewsbury town centre and within close proximity to excellent local amenities along with the Shrewsbury bypass linking up to the M54 motorway network. This property has the added benefit of being offered for sale with no onward chain and has the potential for updating or even redevelopment. Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: reception hall, L shaped sitting/dining room, modern kitchen, study/playroom, utility room, ground floor shower room with WC, conservatory, first floor landing, four bedrooms, airing room/study, box room, family bathroom, front and rear gardens, tarmac private driveway, garage, car port, UPVC double glazing and sealed unit double glazing throughout, gas fired central heating.

## ACCOMMODATION

### RECEPTION HALL

Centrally positioned with the ground floor accommodation flowing from here. Staircase to first floor.

### L SHAPED LIVING/DINING ROOM

With feature fireplace, dual aspect, herringbone solid wood floors, a great space for entertaining and dining.

### CONSERVATORY

Large conservatory with wonderful views overlooking the expansive rear gardens, doors leading to rear patio.

### KITCHEN

A range of attractive eye level and base units with built-in cupboards and drawers, stylish fitted worktops with inset one and a half ceramic sink with mixer tap over, integrated oven, four ring hob, fridge freezer, window over looking the rear gardens, tiled floor.

## UTILITY AREA

Large utility with access to the rear patio, Belfast sink, fridge, space and plumbing for washing machine and tumble dryer, all in fully working order and are included in the sale of the property.

## STUDY/PLAYROOM

Window overlooking the front of the property.

## SHOWER ROOM

Having tiled shower cubicle, low flush WC, pedestal wash hand basin.

## FIRST FLOOR LANDING

### BEDROOM ONE

Views to the front, built in wardrobes.

### BEDROOM TWO

Views over the rear gardens and countryside beyond, built in wardrobes.

### BEDROOM THREE

Views to the front of the property, built in wardrobes.

### BEDROOM FOUR

Views over the rear gardens and countryside beyond.

## BATHROOM

With a suite comprising low level WC, pedestal wash hand basin and whirlpool bath with shower over.

## OUTSIDE

The property is approached over a tarmac private driveway where is plenty of space for parking. The frontage is a good size and the house is set back from the road and there is a low maintenance frontage comprising a selection of shrubs and bushes. To the right side of the property there is the garage and car port.

## LANDSCAPED GARDENS

The rear gardens are a particular feature of the house having a large raised paved sun terrace, large lawned area with a selection of trees that leads on to the amazing vegetable and fruit patches beyond.

## GENERAL REMARKS

### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

### TENURE

Freehold. Purchasers must confirm via their solicitor.

### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

### COUNCIL TAX

The property is in Council Tax band 'G' on the Shropshire Council Register.

### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.