



20 Kingston Drive, Wenlcock Road, Shrewsbury, Shropshire, SY2 6SD

£495,000

Occupying a superb corner plot, this larger style 4 bedroom detached house with double garage, is offered with no upward chain. The spacious accommodation provides: Hall, WC, Living Room, Sitting Room, Dining Room, Kitchen/Breakfast Room. 4 Double Bedrooms, Bathroom, GCH (new boiler March 2025). Popular convenient location. Must be seen.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double-glazed entrance door.

Entrance Hall

Radiator, wood-style laminate flooring.

Cloakroom/WC

Fitted with a 2-piece suite providing wash basin and WC, wood-style laminate flooring, double-glazed window.

Living Room

A very spacious room with tasteful extension, Adams style fireplace with coal effect fire inset, double-glazed bow window to the side and double-glazed window to the front, wood-style laminate flooring, staircase leads to First Floor Landing.

Dining Room

Wood-style laminate flooring, radiator, double-glazed window overlooking large, attractive garden.

Kitchen/Breakfast Room

Wood-style laminate flooring, laminate worktops to 3 wall areas with inset sink unit, range of base and eye-level units, glass-fronted display cabinet, cupboard housing gas central heating boiler (replaced March 2025), ample space for a dining table, built-in pantry cupboard, 2 double-glazed windows overlook rear garden.

Sitting Room

Wood-style laminate flooring, radiator, double-glazed bow window to the front, further double-glazed window to the side.

First Floor Landing

Built-in airing cupboard and access to roof space.

Bedroom 1

Radiator, dual aspect double-glazed windows, built-in double wardrobe.

Bedroom 2

Radiator, built-in double wardrobe, double-glazed window to the front.

Bedroom 3

Radiator, double glazed window overlooking rear garden, built-in double wardrobe.

Bedroom 4

Radiator, 2 single built-in wardrobes, double-glazed window overlooking rear garden.

Bathroom

Fitted with 4 piece white suite providing bath, fully tiled shower cubicle, WC and wash basin, half tiled walls, radiator/towel rail, double-glazed window to the rear.

Outside

The property enjoys an enviable corner position. The front and side gardens are open plan and comprise lawns with shrub beds and borders, pathway to entrance door. To the side is a double width driveway providing parking access to Double Garage.

Double Garage

Electric up and over door, power and lighting and service door to the garden.

Rear Garden

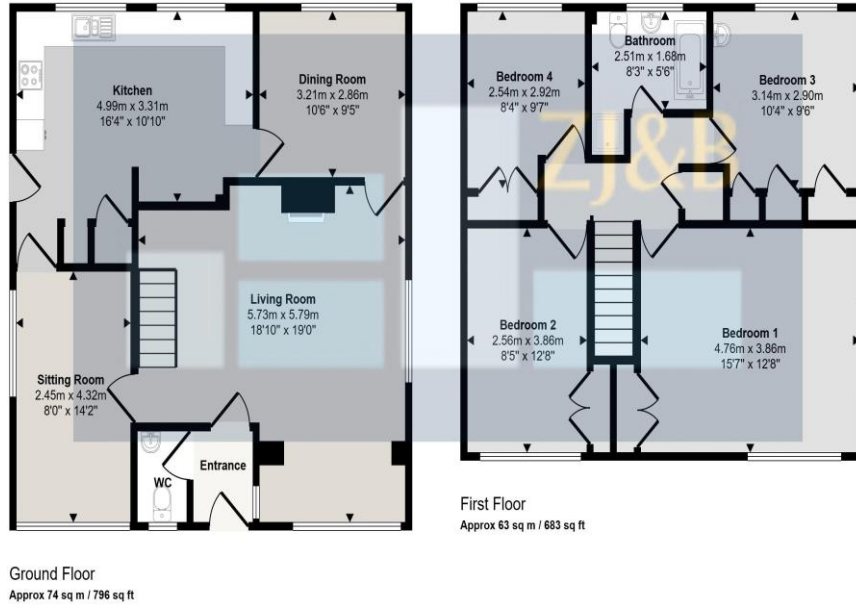
Approached onto a paved patio with lawns beyond, shrub and flower borders. Enclosed by timber fencing with gated access to the side. The garden is a particular feature of the property.

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

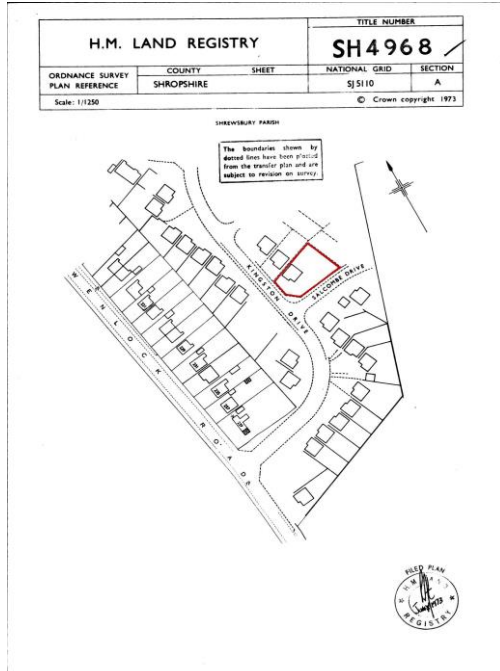
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area
137 sq m / 1479 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

20 Kingston Drive SHREWSBURY SY7 6SD	Energy rating C	Valid until: 8 April 2036
		Certificate number: 7536-3924-8600-0728-6202

Property type: Detached house
Total floor area: 134 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage