



APARTMENT 1 KINGSLAND COURT

26 KENNEDY ROAD | SHREWSBURY | SY3 7AB





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Close to town amenities.

AN INCREDIBLY IMPRESSIVE TWO BEDROOM GROUND FLOOR
APARTMENT WITH PRIVATE COURTYARD GARDEN SET IN A PERIOD
PROPERTY LOCATED IN A HIGHLY DESIRABLE AREA.

A beautifully presented period conversion with stunning accommodation

Character features throughout

2 large reception rooms

Courtyard garden

Two private allocated parking spaces and garaging



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///snake.cooks.narrow

From Shrewsbury Town centre proceed over the Kingsland Bridge (Toll) and continue up to the junction. Turn right onto Kennedy Road and proceed ahead where the property will be seen after a short distance on the right-hand side.

SITUATION

Kingsland is a popular residential area on the edge of Shrewsbury town centre. Shrewsbury benefits from a vast range of shopping, leisure and recreational facilities, along with the Quarry Park that borders the River Severn providing beautiful riverside walks and the venue for a number of annual events including the boat race and the Shrewsbury flower show.

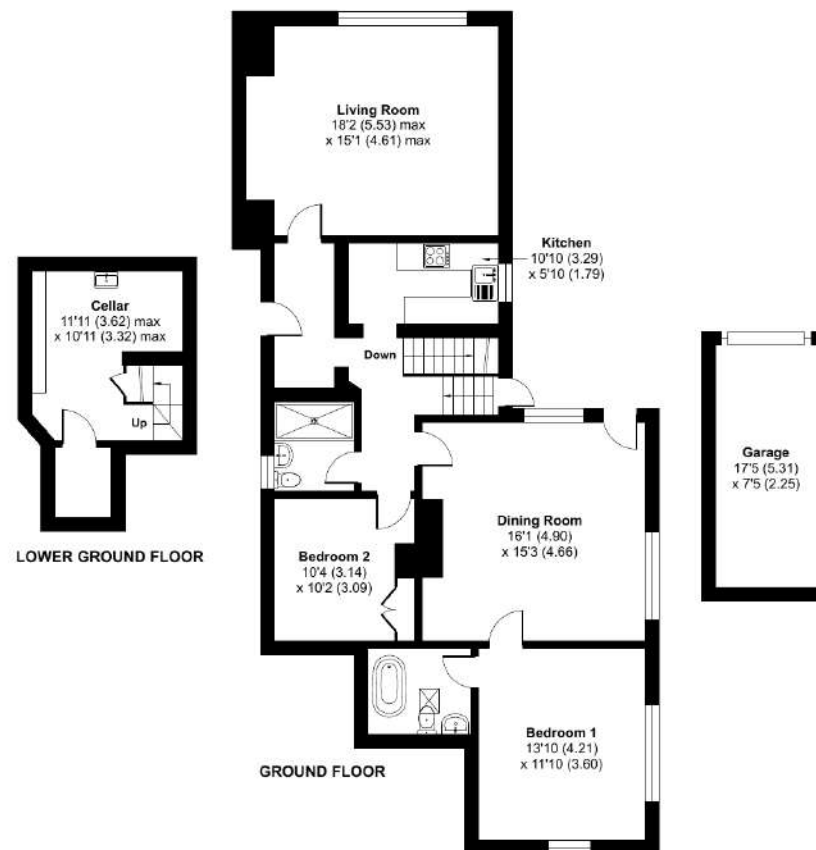
Shrewsbury, additionally, has a wide range of highly regarded schools within both the state and private sectors. These include the prestigious Shrewsbury School, Shrewsbury High School for Girls and Preparatory, St Winifred's Convent, Prestfelde, St Georges Primary School and Woodfield Infant School. Road communications are excellent with the A5/M54 linking through to Telford, the West Midlands and the national motorway network beyond, whilst airports can be found at Birmingham, Liverpool and Manchester.

PROPERTY

A truly outstanding and characterful apartment offering stunning accommodation within this highly desirable development on the outskirts of Shrewsbury town centre.

Occupying one of Shrewsbury's most prestigious addresses, this exceptional ground floor apartment blends charm with contemporary design and high-quality finishes. Forming part of a stunning period conversion, the property has been comprehensively

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1465485



Approximate Area = 1290 sq ft / 119.8 sq m
Garage = 129 sq ft / 12 sq m
Total = 1419 sq ft / 131.8 sq m
For identification only - Not to scale



enhanced by the current owners to create a beautifully presented home of impressive style and character.

Accessed via its own private entrance through a secluded enclosed courtyard garden, steps rise to the front door opening into the welcoming entrance hallway. From here, access is provided to a useful cellar area, currently utilised as a utility and storage space.

The accommodation flows effortlessly through to the stylish modern kitchen, fitted with an attractive range of units, integrated appliances and feature tiled splashbacks. Two generous reception rooms provide versatile living space, each rich in character. The principal living room enjoys a captivating large bay window that floods the room with natural light, while a striking fireplace creates an elegant focal point. The second reception room features bespoke patio doors opening onto the private courtyard garden, together



with a charming fireplace and alcoves ideal for display or fitted furniture. There are two spacious double bedrooms, both beautifully presented. The second bedroom is served by a luxurious shower room featuring a large walk-in style shower, traditional vanity unit, WC and striking tiled finishes. The impressive principal bedroom benefits from an alluring en-suite bathroom complete with roll-top bath, tiling and wallpaper finish.

OUTSIDE

Externally, the property enjoys a private courtyard garden along with beautifully landscaped communal grounds which are regularly maintained for residents' enjoyment. The apartment is further enhanced by two allocated parking spaces, a garage, and additional visitor parking.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of leasehold tenure and vacant possession will be given on completion of the purchase.

All five apartments form a part of the freehold.

999 year lease - start date 22.10.2015

Approx £1600 (per annum) service charge

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



