



KINGSTON

SOULTON ROAD, WEM, SHROPSHIRE | SY4 5HR

An Impressive & Extensively Improved Detached Family Home

Offers In The Region Of £525,000



WELCH
ESTATE AGENTS

Space, Versatility & Contemporary Living

An impressive and beautifully enhanced detached family residence, occupying a generous plot on Souldon Road and offering an excellent combination of space, versatility and contemporary family living.

Kingston has been extensively maintained, upgraded and thoughtfully improved by the current owner, creating a wonderfully balanced home with generous accommodation, flexible reception spaces and a strong emphasis on indoor and outdoor entertaining.

At the heart of the property is the superb open-plan kitchen, dining and sitting area, complemented by a versatile family room offering potential as a fifth bedroom, a formal lounge currently arranged as a cinema room and a well-appointed ground-floor family bathroom. To the first floor are four well-proportioned bedrooms, including a principal bedroom with walk-in wardrobe, a separate study and further family bathroom.





ACCOMMODATION

Generous, flexible accommodation designed around modern family living and entertaining.

Ground Floor

- Reception Hall
- Open-Plan Kitchen, Dining & Sitting Area
- Family Room / Potential Fifth Bedroom
- Formal Lounge / Cinema Room
- Family Bathroom & Utility Room
- Garage/Workshop

First Floor

- Principal Bedroom with Walk-In Wardrobe
- Three Further Bedrooms
- Separate Study
- Family Bathroom



The Heart of the Home

Undoubtedly one of the defining features of Kingston is the superb open-plan kitchen, dining and sitting area – an impressive yet welcoming space designed around modern family life and entertaining.

The beautifully appointed kitchen is centred around a substantial island, providing generous preparation and storage space alongside an excellent specification including integrated dual ovens, induction hob, integrated dishwasher and boiling water tap. Underfloor heating adds a further touch of comfort and quality.

A striking bank of bi-fold doors floods the room with natural light and opens directly onto the covered outdoor entertaining area and garden, providing a wonderful connection between the interior and outside space. A separate utility area provides useful additional laundry and storage facilities.





CINEMA ROOM

The separate formal lounge is currently arranged as a dedicated cinema room, providing a superb setting for films, gaming and family entertainment. The room retains excellent versatility and could readily be returned to use as a more traditional formal sitting room if preferred.



Family Room

A versatile family room provides valuable additional reception accommodation and offers excellent potential to serve as a fifth bedroom if required — equally suitable as a guest room, children's playroom or additional home-working space.





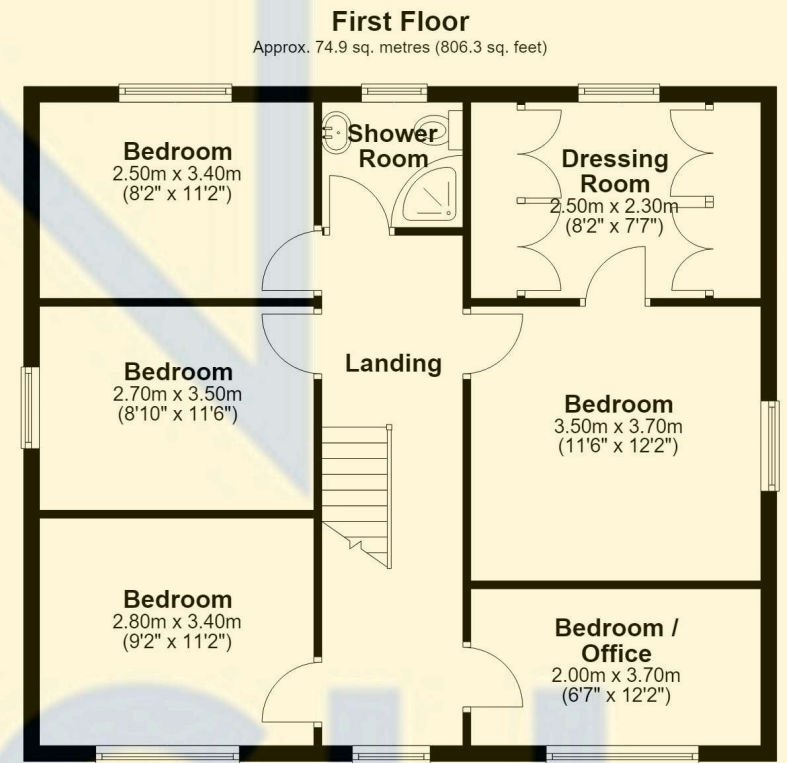
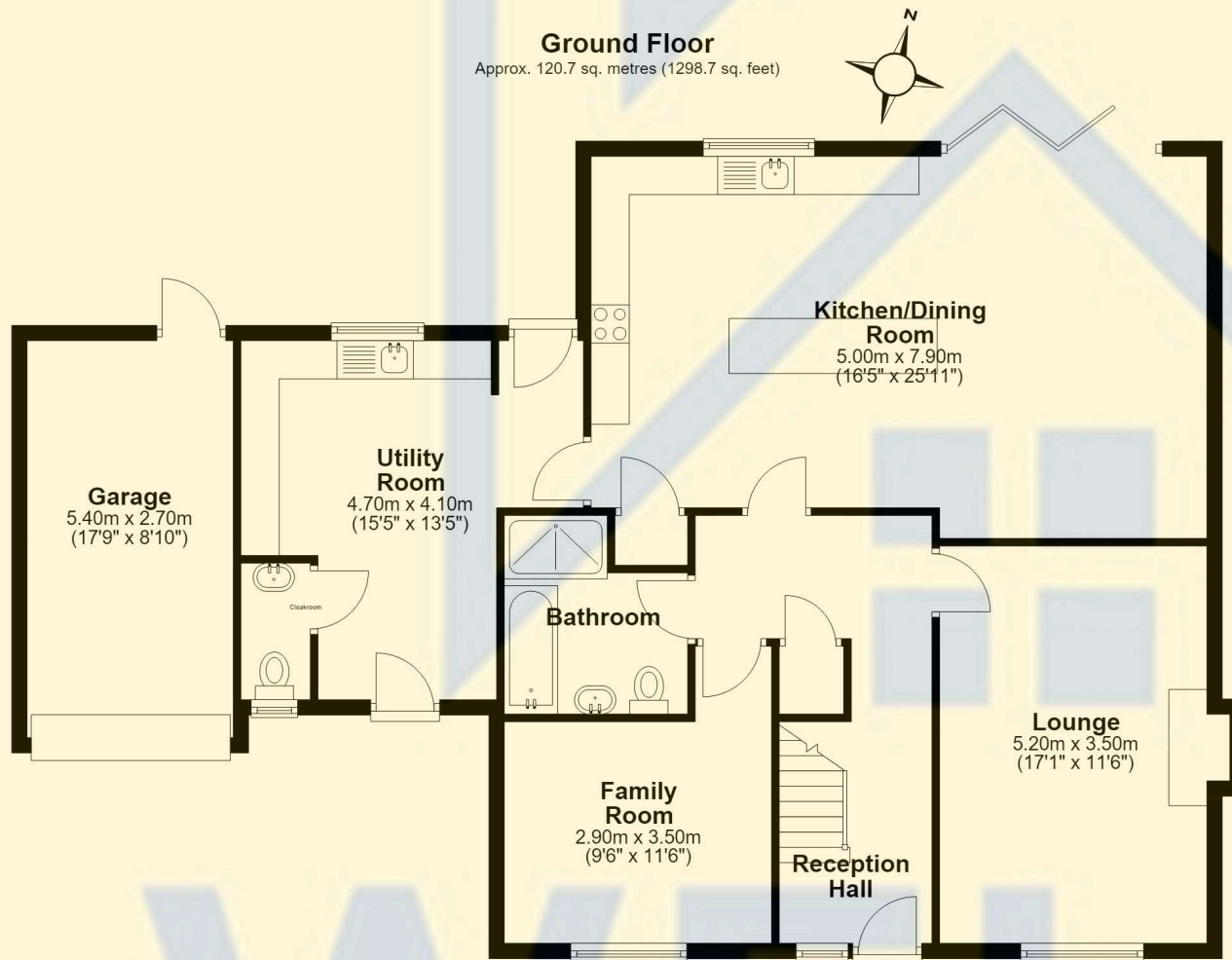
Gardens & Grounds

Kingston occupies a generous plot with a lawned front garden and a substantial driveway providing extensive off-road parking.

To the rear, the bi-fold doors open onto a paved terrace and impressive covered outdoor entertaining area, providing a natural extension of the main living space. Beyond is a generous lawned garden with established planting and mature boundaries, creating an attractive setting for relaxing, outdoor dining and entertaining.

Useful garage/workshop and storage facilities provide additional practical space.





Total area: approx. 195.6 sq. metres (2105.0 sq. feet)

Location – Wem

Kingston enjoys a convenient position on Soultan Road in the popular North Shropshire market town of Wem, offering easy access to local amenities whilst remaining well placed for the surrounding Shropshire countryside.

Wem provides a good selection of everyday shops and services, schools, cafés and recreational facilities, together with a railway station offering useful connections further afield. The county town of Shrewsbury is readily accessible and provides a more comprehensive range of shopping, leisure, educational and commercial facilities.

Anti-Money Laundering

In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide satisfactory proof of identity, proof of address and, where appropriate, evidence of source of funds before a sale can be formally progressed. Further details regarding the required verification checks will be provided by the selling agent.

Key Features

- Impressive & extensively improved detached family home
- Superb open-plan kitchen, dining & sitting area
- Bi-fold doors to covered outdoor entertaining area
- Four bedrooms, study & family room / potential fifth bedroom
- Formal lounge currently arranged as a cinema room
- Generous gardens, extensive parking & garage/workshop

Viewing

This impressive and extensively improved family home is available to view by appointment. Early viewing is highly recommended to fully appreciate the space, versatility and quality this property has to offer.

These particulars are intended as a general guide only and do not constitute, nor form any part of, an offer or contract. All descriptions, dimensions, references to condition and other details are given in good faith but should not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves as to the accuracy of all information by inspection, survey and through their legal advisers. Welch Estate Agents have not tested any services, systems, appliances, equipment or installations at the property and cannot provide any warranty as to their condition or working order.