



## 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.



## **20 Kingston Drive, Wenlock Road, Shrewsbury, Shropshire, SY2 6SD**

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 provides parking access to Double Garage.

### **Double Garage**

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

### **Rear Garden**

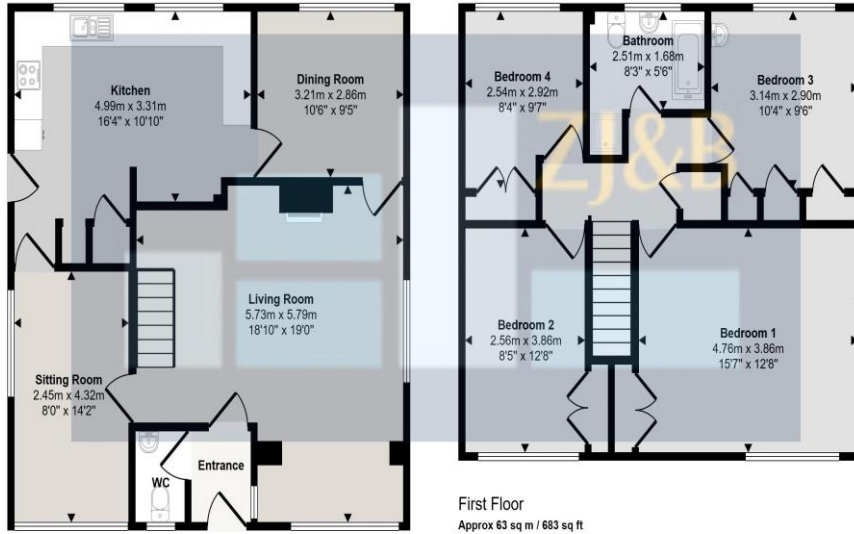
Approached onto a paved patio with lawns beyond, shrub and flower borders. Enclosed by timber fencing with gated access to the side. The garden is a particular feature of the property.

### **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.

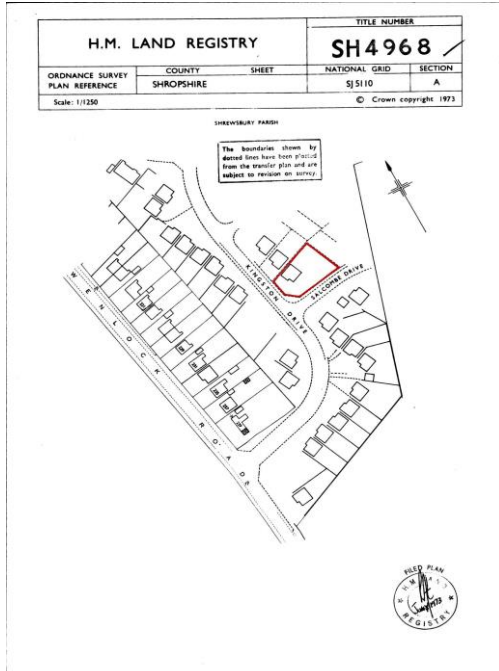
**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

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



This is a copy of the title plan on 1 APR 2026 at 09:24:14. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

© Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number: A100001913.



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**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**