

5 RUSSELL RIDGE

SHREWSBURY | SHROPSHIRE



5 RUSSELL RIDGE

SHREWSBURY | SHROPSHIRE | SY3 9AX

Telford 17 miles | Oswestry 19 miles | Wolverhampton 32.1 miles
Chester 44 miles | Birmingham 50 miles | London Euston 2 hours 24 minutes
(Distances and time approximate)

An exceptional detached family home with beautifully presented accommodation, stunning south-facing gardens and garaging, situated on one of Shrewsbury's most sought-after private drives

Beautifully presented throughout with exceptionally well-proportioned and flowing accommodation
Superb L-shaped kitchen/dining/family room, together with a front-to-back sitting room, snug, utility room and guest WC
Four generous double bedrooms, principal bedroom with dressing room, family bathroom and separate shower room
Beautifully landscaped and well-stocked south-facing gardens with extensive patio and terrace, ideal for al fresco entertaining
Private gated 'in and out' driveway, large frontage and garaging, situated within exclusive and highly desirable residential setting

VIDEO TOUR



SCAN HERE



LOCATION & SITUATION

The property is most attractively situated in one of Shrewsbury's most sought after areas and has the benefit of a number of amenities close by. Shrewsbury town centre is within walking distance via the Porthill footbridge which offers delightful views and walks through the Quarry and along the banks of the River Severn. The property is also within close proximity to both Royal Shrewsbury Hospital and Nuffield Health Shrewsbury Hospital.

Road: The A5/M54 provides access to Telford, Birmingham and Midland business centres with the A5/A483 connecting to Wrexham, Chester and the North West motorway network.

Rail: Shrewsbury railway station offers direct rail services to London, Birmingham and Chester.

Air: Birmingham Airport is approximately 45–50 miles, Manchester Airport 50–53 miles, and Liverpool John Lennon Airport 49–50 miles.

Schools: The property is ideally situated for a number of excellent schools, including Shrewsbury School, Shrewsbury High School, and preparatory schools such as Kingsland, St Winifred's, and Prestfelde. A range of well-regarded state schools are also nearby, including Woodfield Infant School and St George's Junior School, along with local secondary options such as The Priory School and Meole Brace School.

Sporting: There are a range of sporting facilities nearby such as the Pengwern Rowing Club, local tennis and cricket clubs, golf at Shrewsbury and Condovery, horse racing at Chester & Ludlow.



5 RUSSELL RIDGE

5 Russell Ridge is an attractive, substantial and beautifully presented detached family home, occupying an enviable position on one of the most sought-after private drives in Shrewsbury. One of only seven superior detached properties situated along this exclusive, tree-lined driveway, the house provides exceptionally well-proportioned and thoughtfully arranged accommodation, combining traditional character with a layout ideally suited to modern family life.





THE ACCOMMODATION

The accommodation is particularly impressive, with a welcoming reception hall leading through to a superb L-shaped kitchen/dining/family room, which provides an excellent everyday living and entertaining space.

Further reception accommodation includes a generous front-to-back sitting room and a separate snug, together with a useful utility room and guest WC.

There are two reception rooms, with the snug centrally positioned overlooking the rear patio and gardens beyond that has a log burning stove and French doors

providing access to the rear and also a door leading to the family area in the kitchen, creating a wonderful flow. The main sitting room is dual aspect as it overlooks both the front and the rear of the property. An incredibly well portioned room with log burner that is currently used as sitting and dining room.

To the first floor are four well-proportioned double bedrooms. The principal bedroom benefits from a separate dressing room, which offers the obvious potential to be converted into an ensuite shower room if required.

There is also a family bathroom and separate family shower room, providing excellent facilities for family living.

The property has been exceptionally well maintained and is beautifully presented throughout, whilst offering a wonderful balance of formal and informal living space.

Further benefits include gas-fired central heating and double glazing, together with excellent garaging and ample private parking.

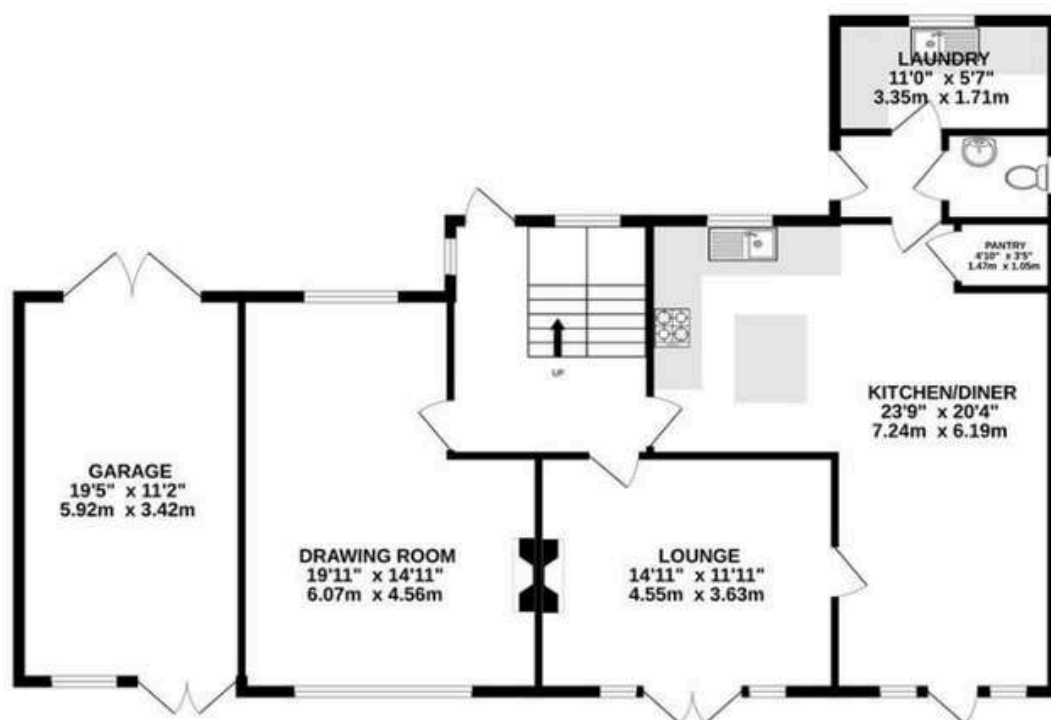




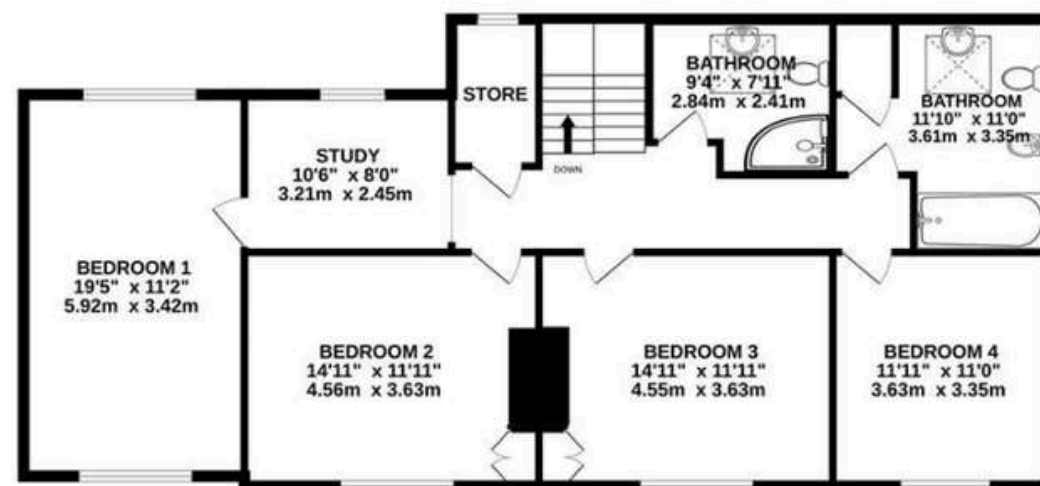


5 RUSSELL RIDGE

GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR
1135 sq.ft. (105.4 sq.m.) approx.



VIDEO TOUR



SCAN HERE





GARDENS & GROUNDS

There is a private gated gravelled 'in and out' driveway, secured by twin double wooden gates. The generous frontage is attractively landscaped and well stocked with mature planting, providing an impressive approach to the house and ample parking.

To the rear is a particularly attractive, mature and beautifully landscaped south-facing garden, which has been carefully designed and planted to provide a high degree of privacy and seclusion. The garden features a wonderful variety of specimen trees and shrubs, established herbaceous borders and an ornamental pond, together with an extensive paved patio and terrace.

The principal entertaining terrace provides the perfect setting for al fresco dining and outdoor entertaining, whilst ambient lighting has been thoughtfully incorporated throughout the garden, creating an attractive setting during the evening.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

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

SERVICES

We understand the property has the benefit of mains electricity, gas, water and drainage. None of these services have been tested by Halls.

LOCAL AUTHORITY

Shropshire County Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire,
SY2 6ND
Tel: 03456 789000

COUNCIL TAX

Council Tax Band – G

EPC

Rating – C

DIRECTIONS

What3Words///basin.paints.models

From Shrewsbury town centre proceed over the Welsh Bridge to the Frankwell roundabout and take the first exit onto Copthorne Road, up the hill and after a short distance take the left turn opposite The Bricklayers into Pengwern Road. This road leads up to Porthill Road where you turn right. On reaching the roundabout turn left onto Roman Road. After a short distance take a right turn up a hill onto Russell Ridge and proceed along and the property will be found on the left hand side.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

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 or hedges.

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



Halls of Shrewsbury
2 Barker Street | Shrewsbury
Shropshire | SY1 1QJ



Jamie Carter
01743 236444
shrewsbury@halls.gb.com