



18A KINGSWAY

NESSCLIFFE | SHREWSBURY | SY4 1BG





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Oswestry 11.1 miles | Shrewsbury 13.1 miles | Telford 25.3 miles
(all mileages are approximate)

18A KINGSWAY IS ONE OF FOUR EXCLUSIVE FOUR BEDROOM HOMES,
FINISHED TO AN EXCELLENT STANDARD, BENEFITTING FROM LARGE
GARDENS IN A MOST POPULAR RURAL LOCALITY.

Sought after rural location
Attractive and impressive design
High quality finish
Air Source central heating
Driveway parking and EV Charging point



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

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E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTION

From Shrewsbury proceed north along the A5 and on arrival at the roundabout, just before the new bypass, take the right turn signposted Nesscliffe. Continue along this road turning left at the crossroads, which is signposted Wilcot, Pentre, Molverley. Continue along this road, over the bypass and then turn first right signposted Wilcot/Kinton. Follow this road for a short distance and turn right for Kinton, again follow the lane and turn first right onto Wilcot Avenue. Proceed along, and the property will be identified on the right hand side.

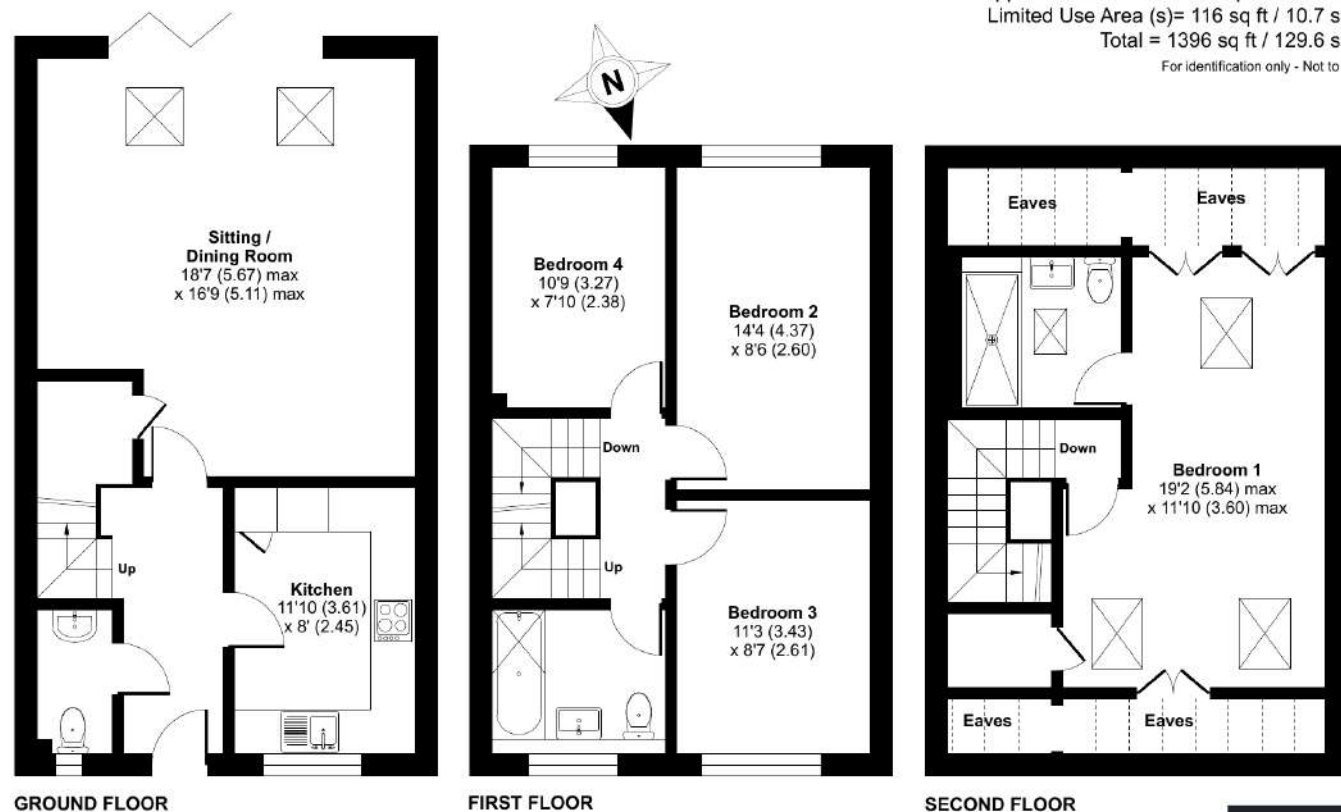
SITUATION

The property is situated on the fringe of a hamlet in a desirable end cul de sac position. The property offers a most pleasing front aspect overlooking farmland and towards Nesscliffe Hill. There is also a secure park opposite the property. The nearby village of Nesscliffe provides a primary school and garage/shop. The property is well placed for easy access to Shrewsbury which offers a comprehensive range of leisure and social amenities, whilst the A5 links south east to the M54 motorway and then on to Telford and north towards Chester.

PROPERTY

18A Kingsway is part of an exclusive development of just four striking semi-detached homes, thoughtfully designed to combine contemporary style with practical family living. Offering approximately 1,280 sq ft of beautifully appointed accommodation arranged over three floors, these impressive homes are finished to a high specification and are perfectly suited to modern lifestyles.

Boasting attractive rendered elevations and exceptional kerb appeal, each property welcomes you with a spacious reception hall and a neatly appointed guest cloakroom.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1484676

The stylish kitchen features a comprehensive range of integrated appliances including a dishwasher and, for the remaining plots, buyers have the opportunity to personalise their home with a choice of kitchen colours. To the rear of the home, is a fantastic living space, designed with both everyday living and entertaining in mind. Expansive bi-fold doors open seamlessly onto the rear garden, flooding the living area with natural light while creating an effortless connection between indoor and outdoor spaces.

The first floor offers three double bedrooms, all served by a beautifully finished family bathroom complete with a luxurious drench shower. Occupying the entire top floor, the impressive principal suite provides a peaceful retreat, enhanced by an elegant en-suite shower room and attractive elevated views towards Rodney's Pillar.





Built with energy efficiency at the forefront, the homes benefit from an air source heat pump together with underfloor heating throughout the ground floor, ensuring comfort and economical running costs.

OUTSIDE

Externally, each property enjoys generous gardens with paved patio seating areas and lawns, driveway parking, an electric vehicle charging point, and the reassurance of a 10-year structural warranty.

Combining quality craftsmanship, stylish interiors and an enviable specification, this development presents a rare opportunity to acquire an exceptional new home in a highly desirable setting.

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 that the property has the benefit of mains water, electricity and drainage. Air source central heating. Fibre optic broadband.

LOCAL AUTHORITY

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

Tel: 0345 678 9000.



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.

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.



