



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

64 Kenwood Drive, Shrewsbury, SY3 8SY

**Offers in the Region
of £750,000**

To view this property please call us on **01743 236 800** Ref: T8089/SL/KQ

A immaculately presented, extended four bedroom family house, situated in a much sought after location close to excellent amenities.

This particularly attractive four-bedroom family home has been thoughtfully extended to create a harmonious blend of original character and contemporary design.

The original house reflects the solid craftsmanship and balanced proportions typical of the interwar years, with generous room sizes, bow windows and a strong, traditional presence. These features give the home a warm and enduring character that remains highly appealing.

To the rear, a contemporary extension introduces a striking contrast while complementing the original house. Designed to enhance modern living, the extension provides a generous open-plan kitchen, dining and living space. High-quality finishes and expansive glazing create a bright, airy atmosphere, wide sliding or bi-fold doors open onto the garden, seamlessly connecting indoor and outdoor living.

The property is pleasantly situated in this very popular and desirable residential area on the western fringe of Shrewsbury within easy reach of local amenities, excellent schools, the Royal Shrewsbury Hospital, frequent bus service to the town centre and the Shrewsbury by-pass with M54 link to the West Midlands.



INSIDE THE PROPERTY

ENTRANCE HALL

15'9" x 6'11" (4.80m x 2.11m)

FAMILY ROOM

14'8" x 8'6" (4.47m x 2.59m)

GARDEN ROOM / HOME OFFICE

13'2" x 7'11" (4.01m x 2.41m)

DINING ROOM

12'2" x 12'4" (3.71m x 3.76m)

Bay window to the front

LIVING ROOM

12'11" x 12'4" (3.94m x 3.76m)

KITCHEN / FAMILY ROOM

12'8" x 24'6" (3.86m x 7.47m)

Ceiling lantern providing natural light

Tiled floor

Bi-fold doors opening onto the rear garden

KITCHEN

16'7" x 11'10" (5.05m x 3.61m)

Fitted with a range of matching modern wall and base units with Quartz work surfaces over

Integrated appliances

Central island unit with seating area

CLOAKROOM

Wash hand basin, wc

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

13'2" x 12'2" (4.01m x 3.71m)

Built in wardrobe

DRESSING ROOM

EN SUITE SHOWER ROOM

8'3" x 6'11" (2.51m x 2.11m)

Large shower cubicle

Wash hand basin, wc

BEDROOM 2

14'1" x 11'1" (4.29m x 3.38m)

Built in wardrobe

EN SUITE SHOWER ROOM

Large walk in shower cubicle

Wash hand basin, wc

BEDROOM 3

14'5" x 9'6" (4.39m x 2.90m)

Built in wardrobe

BEDROOM 4

7'10" x 9'11" (2.39m x 3.02m)

Built in wardrobe

FAMILY BATHROOM

7'10" x 9'11" (2.39m x 3.02m)

Panelled bath with shower over

Wash hand basin, wc

OUTSIDE THE PROPERTY

INTEGRATED SINGLE GARAGE

The property is approached over an 'in and out' driveway providing parking and access to the garage and reception area. There is a large wall to the front providing privacy with the set up for electric gates to be installed.

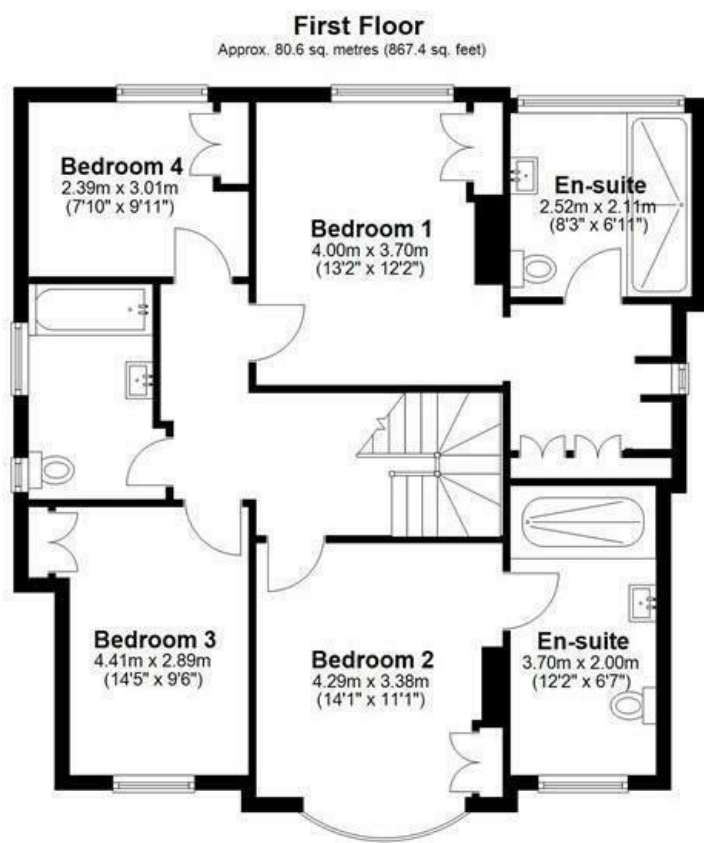
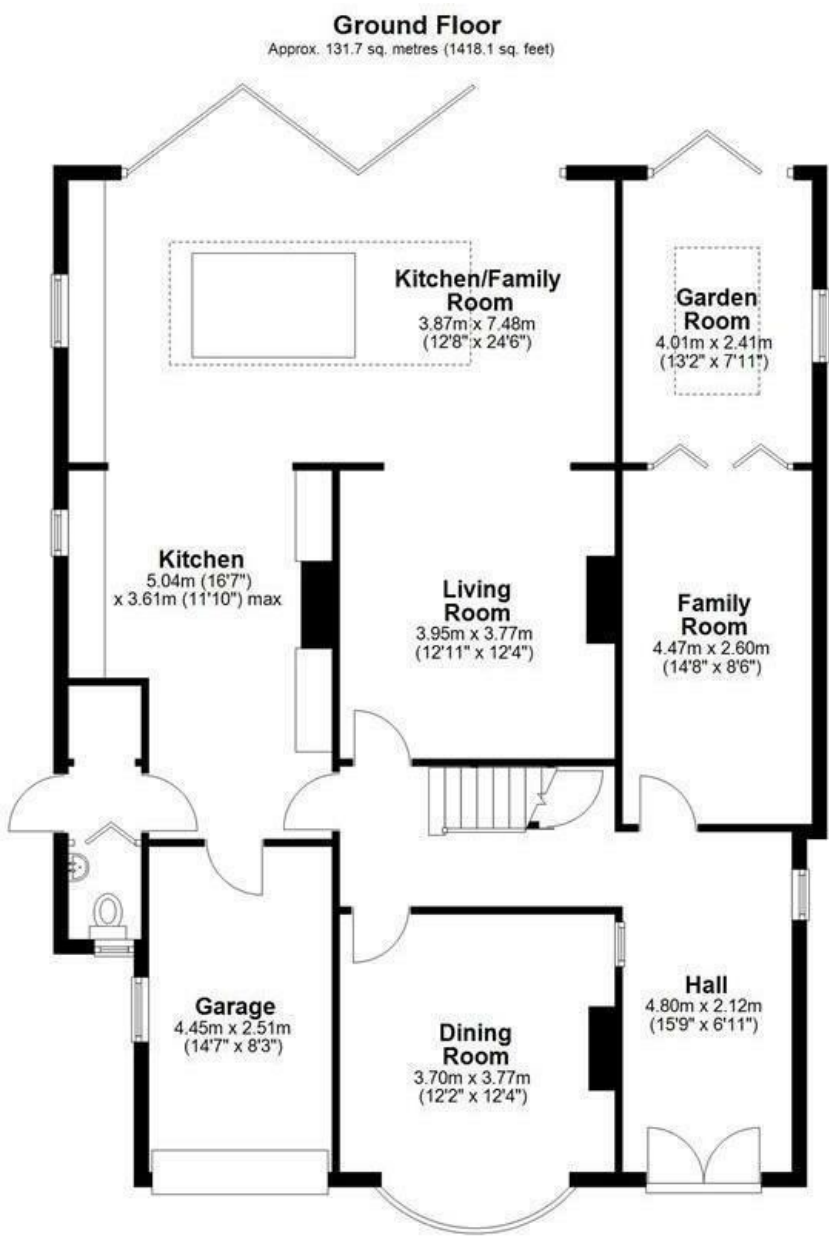
Attractive enclosed south facing REAR GARDEN laid mainly to lawn with paved patio area providing ideal seating space, mature shrub beds and borders.







FLOOR PLANS ...

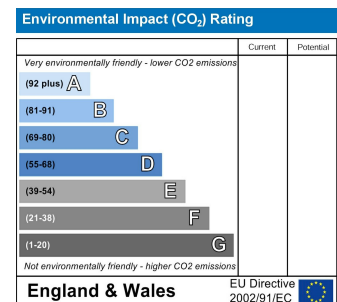
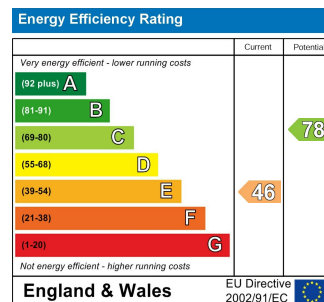


Total area: approx. 212.3 sq. metres (2285.4 sq. feet)

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury over the Welsh Bridge to the Frankwell Island. Take the first exit onto Copthorne Road. Continue to the Mytton Oak Island. Turn left onto Shelton Road. Turn right onto Kenwood Drive, where the property will be found.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings
Eagle House, 4 Barker Street,
Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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