26 Kenwood Drive, Shrewsbury, SY3 8SY

Shrewsbury & Country House Sales

MILLER EVANS

SONY

26 Kenwood Drive, Shrewsbury, SY3 8SY

£425,000 Freehold

- Much-loved and well-maintained three-bedroom semi-detached family home.
- Highly desirable location on the ever-popular western fringe of Shrewsbury.
- Three bedrooms and bathroom with separate wc
- Two reception rooms and kitchen
- Improved by the addition of a useful ground-floor utility room and adjoining wet room.
- Garage, car port and driveway providing parking
- Good sized enclosed rear garden
- Close to excellent private and state schools, with the town centre also within easy reach.

A much-loved and well-maintained three-bedroom semi-detached family home, ideally situated in a desirable residential area on the ever-popular western fringe of Shrewsbury. The property has been carefully maintained and improved, including the addition of a useful ground-floor utility room with adjoining wet room, providing valuable additional accommodation.

The accommodation briefly comprises: entrance hall, living room, dining room, kitchen, utility room, adjoining wet room, three bedrooms, family bathroom and separate WC. Enclosed rear garden and driveway providing parking and access to the garage.

The property enjoys an excellent location, being close to highly regarded schools in both the private and state sectors, including The Priory School, while also being within easy reach of Shrewsbury town centre. The town offers an excellent selection of fashionable bars and restaurants, independent shops, theatre, and the picturesque Quarry Park and Dingle Gardens.

ESCORT XR3i

ENTRANCE HALL
15'8" x 2'10"

LIVING ROOM
12'1" x 12'10"

DINING ROOM
12'10" x 11'5"

KITCHEN
9'0" x 7'9"

UTILITY AREA
4'10" x 10'5"

WET ROOM
8'1" x 8'6"

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1
12'0" x 10'7"
Built-in storage cupboard

BEDROOM 2
12'10" x 11'5"
Built-in storage cupboard

BEDROOM 3
8'0" x 9'0"

BATHROOM
5'4" x 7'9"

SEPARATE WC
3'7" x 4'0"

GARDENS & GROUNDS

SINGLE GARAGE
17'0" x 8'11"

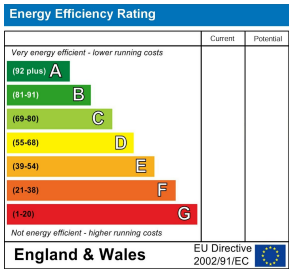
The property is approached over a tarmacadam driveway providing parking and access to a double width car port, leading to a good sized garage. Front garden laid to lawn with well stocked shrub beds.

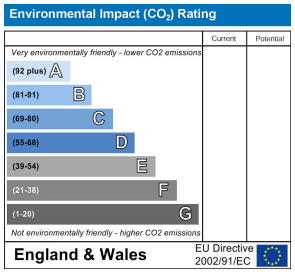
To the rear is a good-sized, west-facing garden, enjoying a mature and established setting with a variety of shrubs and trees. The garden provides a pleasant and private outdoor space, ideal for relaxing and entertaining.

HOW TO GET THERE

From Shrewsbury, proceed over the Welsh Bridge and take the first exit onto Copthorne Road. Continue to the top of Copthorne Road and turn left onto Shelton Road. Take the right turn onto Kenwood Road, then left onto Kenwood Drive, where the property will be found on the right-hand side.

Total area: approx. 1496.5 sq. feet





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. Images my have been enhanced.
This property may be subject to additional management charges.

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

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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