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16 Kennedy Road, Kingsland, Shrewsbury, Shropshire

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BNP PARIBAS GROUP

16 Kennedy Road Kingsland, Shrewsbury, Shropshire, SY3 7AB

An elegant, prestigious property of majestic proportion offering generous accommodation arranged over three floors and a plethora of period features

Shrewsbury 1 mile, Telford 16 miles,
Wolverhampton 34 miles, Chester 43 miles,
Birmingham 49 miles

Hall | Drawing room | Dining room | Music room
Kitchen family breakfast room | Utility | Pantry
6 Bedrooms | Attic or bedroom 7 | 1 Shower
room | 2 Bathrooms | Outhouses and WC | Cellar
Garaging for 3 cars | Greenhouse | Gardens
EPC Rating D

The property

Located on one of Shrewsbury's most premier residential roads this is an exciting prospect for a new owner to purchase a property of poise and elegance having been lovingly cherished by the same family for nearly thirty five years.

Dating from 1907, Edwardian period features and architectural details provide immense interest and character both internally and externally. Internally these details include hand turned staircase, panelled doors, window reveals, deep carved skirting boards and architraves, one feature plasterwork ceiling and cornicing and decorative tiled floors. Externally the arched oak front door with lead portico is of significant note, the bay mullion style windows, Ruabon red bricks, stone decorative detailing, tall chimneys and slate roof create an impressive and charming exterior. The wide front doors open to the vestibule and you are met by a wide, beautifully proportioned entrance hall setting a tone of understated grandeur. From the hall, the principal rooms are a balanced arrangement. The formal drawing room to one side and dining room opposite both enjoy excellent proportions for both entertaining and

family living. The drawing room is of immense poise and elegance with deep box bay, carved overmantel with inset log burner and a high ceiling with coving detail. The heart of this special family home is to the rear with the magnificent open plan kitchen/family/breakfast room. Large glazed doors frame the views of the lawn and flower beds and established borders, allowing indoor and outdoor living to blend effortlessly. The music room, pantry and ground floor bathroom complete the ground floor.

A central staircase raises to a large, light filled first floor landing. To the first and second floors, six large double bedrooms plus attic or bedroom seven are complemented by a shower room and bathroom with separate WC. The two large landings feature picture windows to the front and side.

Outside

The property benefits from generous private and beautifully presented mature gardens to the front, side and rear which have been thoughtfully nurtured over the years. The large parkland style gardens are laid to lawn with mature specimen trees and shrubs. With a wide frontage the property is set back from Kennedy Road behind an established privet hedge with lawns either side of the path leading to the front door. The large gravel driveway provides plenty of parking for several vehicles and leads to the detached double garage block with immense scope subject to the relevant planning consents.



Location

The property is situated in the highly sought-after residential area of Kingsland, standing proudly above the picturesque Kingsland Valley, a hidden gem on the edge of the town centre. Shrewsbury benefits from a vast range of shopping, leisure and recreational facilities, along with the Quarry Park that borders the River Seven providing beautiful riverside walks and the venue for a number of annual events including the boat race and the Shrewsbury Flower Show.

Shrewsbury, additionally, has a wide range of highly regarded schools within both the state and private sectors. These include Shrewsbury School, Shrewsbury High School for Girls and Preparatory, St Winifreds Convent, Prestfelde, St Georges Primary School and Woodfield Infant School.

Road communications are excellent with the A5/M54 linking through to Telford, the West Midlands and the national motorway network beyond, whilst airports can be found at Birmingham, Liverpool and Manchester.

Directions

Follow Sat Nav to SY3 7AB
What3words envy.visual.gown



Floorplans
 House internal area 3,705 sq ft (344 sq m)
 Garage internal area 539 sq ft (50 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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General

Local Authority: Shropshire
Services: Mains electricity, gas, water and drainage.
Council Tax: Band G
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.
Tenure: Freehold
Guide Price: £1,800,000

Shropshire & Mid Wales

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Over 45 offices across England and Scotland, including Prime Central London



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