



16 Kennedy Road, Shrewsbury

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& PARKER**

BNP PARIBAS GROUP

16 Kennedy Road Shrewsbury, Shropshire SY3 7AB

An Edwardian property of majestic proportion with accommodation arranged over three floors and a plethora of period features set in an extremely wide plot with detached garage block

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 Shrewsbury's premier residential road 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. This impressive Edwardian large detached property has a plethora of fine period features offering a wonderful opportunity to create a substantial family home on Kennedy Road whilst retaining a very friendly feel.

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 with cloaks cupboard and formal reception hall where the staircase rises upwards. The dining and drawing rooms both enjoy excellent proportions and offer flexible accommodation for both entertaining and family living. The drawing room is a room 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 kitchen family breakfast room which is an impressive day to day living room. The music room, pantry and ground floor bathroom complete the ground floor.

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

16 Kennedy Road benefits from private and beautifully presented deep and wide mature gardens to the front, side and rear of the house that back onto Shrewsbury School. With a marvellous parkland feel the large 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 and leads to the detached 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.

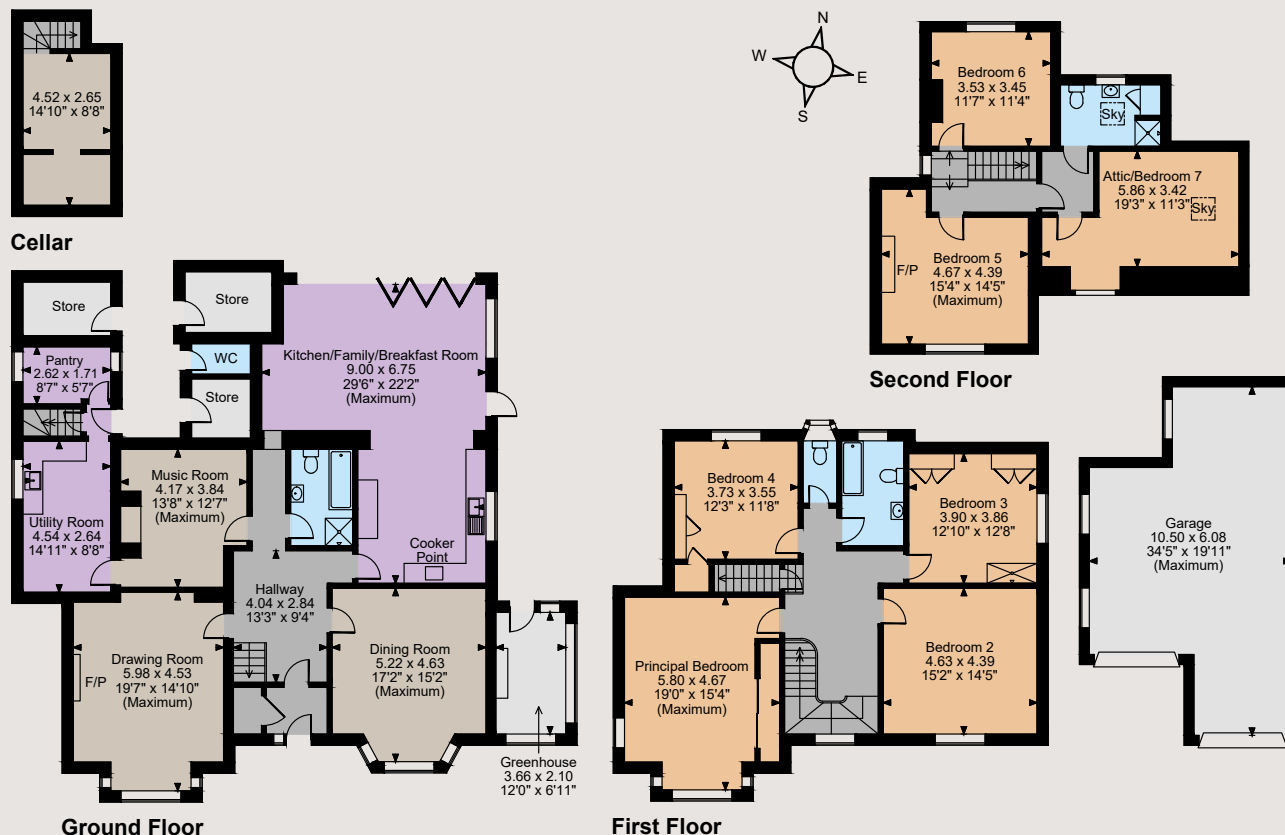
Road communications are excellent with the A5/M54 linking through to Telford, the West Midlands and the national motorway network beyond, whilst airports can be found at Birmingham, Liverpool and Manchester.

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: £2,000,000

Shropshire & Mid Wales

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