




9 Ridgebourne Road
Shrewsbury, Shropshire


**STRUTT
& PARKER**


BNP PARIBAS GROUP


A handsome double-fronted four-bedroom detached period property in a highly prestigious road


An attractive, well-presented family home featuring modern amenities, quality fixtures and fittings and elegant neutral décor throughout. It is located in the sought-after Kingsland area, within easy reach of the banks of the River Severn, local schools and town centre amenities including the station


**3 RECEPTION ROOMS**


**4 BEDROOMS**


**4 BATHROOMS**


**PARKING & GARAGE**

**GARDEN**

**FREEHOLD**

**TOWN**

**2,350 SQ FT**

**GUIDE PRICE £995,000**



The property

9 Ridgebourne Road is a double-fronted family home offering light-filled flexible accommodation arranged over two floors. Configured to provide elegant yet practical everyday living and larger scale entertaining, the property features quality, contemporary fixtures and fittings and elegant neutral décor throughout.

The generously proportioned accommodation flows from a welcoming reception hall with useful storage and a shower room. It briefly comprises a family room with a front aspect bay window and contemporary gas fire, together with sophisticated drawing and dining rooms. The drawing room has a fireplace with woodburner, flanked on each side by bespoke storage, and bi-fold doors to the rear terrace. Double doors open to the dining room which has a feature storage partition creating a separate area, currently used as a study. The ground floor accommodation is completed by a kitchen/breakfast room with a range of contemporary wall and base units, a central island breakfast bar, complementary worktops and splashbacks, modern integrated Siemens appliances,

full-height glazing incorporating French doors to the rear terrace and a door to a fitted utility room with a Belfast sink and side access door.

Stairs rise from the reception hall to a generous first floor landing. It opens to a dual aspect principal bedroom with built-in storage and an en suite shower room with twin sinks. The bedroom accommodation further comprises a double bedroom with a front aspect bay window with window seating, fitted storage and an en suite shower room together with two further well-proportioned bedrooms, one with fitted storage, and a fully tiled family bathroom.

Outside

The property is approached over a tarmac driveway providing parking and giving access to the integral garage. The delightful south-facing garden to the rear is laid mainly to gently sloping lawn bordered by mature hedging, featuring a generous paved terrace, ideal for al fresco dining. There is a pedestrian gate opening to an area of light woodland sloping down to Rad Brook.



Location

Located in Shrewsbury's Kingsland, Ridgebourne Road is considered one of the town's most prestigious roads. Shrewsbury is the county town of Shropshire benefiting from a vast range of independent 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 Food Festival.

Shrewsbury, additionally, has a wide range of highly regarded schools within both the state and private sectors.

The A5 and M54 offer connections to Telford, Birmingham and Chester whilst airports can be found at Birmingham, Liverpool and Manchester.

Distances

- Shrewsbury town centre 2 miles
- Telford 15 miles
- Birmingham 48 miles
- Aberdovey 66 miles

Nearby Railway Stations

- Shrewsbury

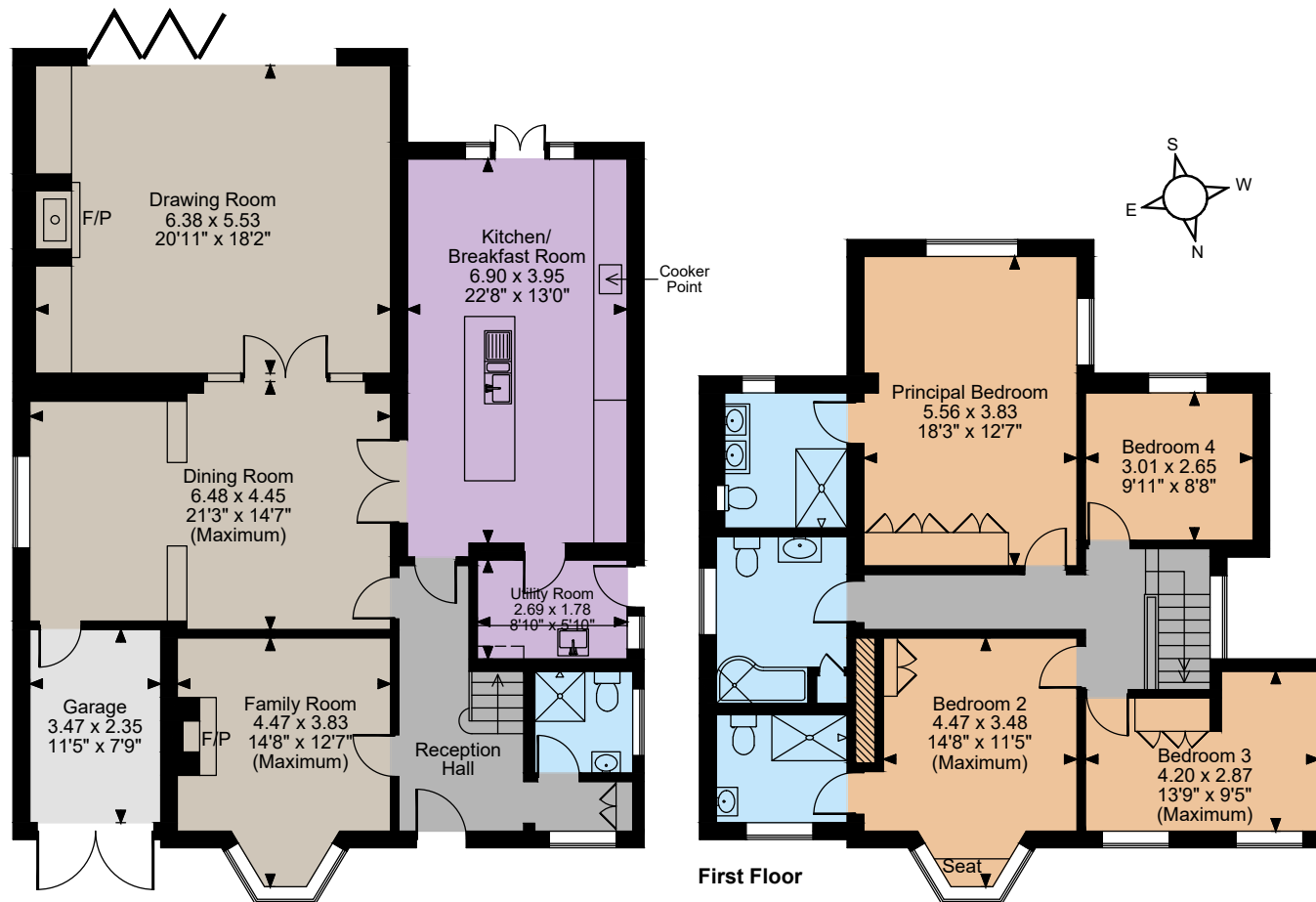
Key Locations

- The Quarry Park & River Severn
- Theatre Severn
- Shrewsbury Market Hall
- Attingham Park National Trust

Nearby Schools

- Woodfield Infant & St Georges Primary
- Priory Secondary
- Prestfelde Prep School
- Shrewsbury High School GDST
- Shrewsbury School





Floorplans

Main House internal area 2,350 sq ft (218 sq m)

Garage internal area 88 sq ft (8 sq m)

For identification purposes only.

Directions

Post Code SY3 9AA

what3words: //milk.tracks.sleep

General

Local Authority: Shropshire Council

Services: Mains electricity, water and drainage. Gas fired central heating. Solar PV panels with feed-in payments. EV charger ready.

Mobile and Broadband checker: Information can be found here: <https://checker.ofcom.org.uk/en-gb/Council>

Tax: Band G

EPC Rating: C

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.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Shropshire & Mid Wales

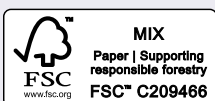
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