



The Rectory, Willow Grove, Kinnerley, Shropshire

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The Rectory Willow Grove Kinnerley Shropshire SY10 8EZ

An elegant newly built home with spacious accommodation over three floors located in a pretty Shropshire village

Oswestry 7 miles, Shrewsbury 13 miles, Telford 28 miles, Chester 34 miles, Liverpool 54 miles, Birmingham 60 miles

Kitchen/dining/family room | Sitting room
Utility room | Downstairs cloakroom
5 Bedrooms | Dressing area to principal bedroom | 3 En suites | Family shower room
Underfloor heating to ground floor | Detached double garage | Driveway | Solar PV | Garden
EPC Rating C

The property

The Rectory is an attractive detached residence which forms part of a wonderful new development positioned on the fringes of a favoured Shropshire village. The property has been thoughtfully designed and built to a high standard and detail, ideal for today's modern living and offers flexible accommodation of around 2703 square feet over three floors. The Rectory benefits from modern fixture and fittings including zoned underfloor heating to the ground floor, well equipped kitchen, three stylish en suites, oak veneer doors, solar PV system and detached garage.

The welcoming entrance hall with fully tiled floor is approached by an attractive oak porch with double opening doors and courtesy light, doors lead from the entrance hall to the kitchen/dining room, sitting room and cloakroom, stairs lead to the first floor. The triple aspect sitting room with feature fireplace and gas stove has sliding doors to the rear garden.

The well-equipped kitchen area offers a range of contemporary wall and floor units with quartz work tops which incorporates a breakfast bar. The modern appliances consist of two single ovens, upright fridge, upright freezer and dishwasher. There is a separate island with quartz work tops with cupboards under and induction hob with inset extractor fan. The family area which has the same tiled flooring as the kitchen and dining area has sliding doors which lead to the rear garden, ideal for entertaining and alfresco dining. The neighbouring utility room, benefits from base level cupboard and drawer units, quartz work tops and further appliance space and additional handy storage cupboard, a door gives access to the rear garden.

On the first floor there are three bedrooms all of which boast stylish en suites. The double aspect principal bedroom with walk-in dressing area and built in wardrobes also has a feature raised bath in addition to a modern three-piece ensuite comprising walk-in shower, wash hand basin with cupboard under, heated towel rail and fully tiled walls and floor. Bedrooms two and three also benefit from a range of built in wardrobes and ensuite shower rooms. On the second floor there are two additional bedrooms and separate three-piece shower room consisting of corner shower, wash hand basin with cupboards under, heated towel rail and LED mirror.



Outside

The rear garden which is mainly laid to lawn and enclosed by panel fencing extends to both sides of the property, there is a paved patio, power points, outside tap and courtesy lights, a feature of the garden is a covered veranda style seating area from the family room. Pathways lead to side gates giving access to front and garage.

The Rectory is approached by a gravelled driveway giving parking for numerous vehicles and is complimented by a detached double garage with eaves storage space, power and light and personal door to the garden.

Location

The Rectory is situated in a stunning setting just outside of the village of Kinnerley, which benefits from a local shop, post office, recently refurbished public house, highly regarded primary school, church and communal tennis court.

The nearby village of Knockin offers a few more local amenities, including a medical centre and the quintessentially English Knockin and Kinnerley cricket club, pitch and pavilion.

Further amenities can be found in the Welsh border town of Llanymynech, or the larger town of Oswestry which provides a wealth of amenities including shopping, supermarkets, leisure facilities, restaurants and cafés.

The county has an excellent selection of schools in both the state and private sectors including Oswestry School, Ellesmere College, Moreton Hall, Shrewsbury School, Shrewsbury High School, The Marches and The Corbet.

Road links are very good with access north to Chester, east to Telford, south to Ludlow and access to the West Midlands conurbation and the national motorway network beyond. There are train stations available at Gobowen and Shrewsbury. There are national airports within reasonable driving distance at Birmingham, Manchester and Liverpool.



Floorplans
House internal area 2,703 sq ft (251 sq m)
Garage internal area 335 sq ft (31 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Direction

Follow Sat Nav to SY10 8EZ
What3words: tower.buzz.mealtime

General

Local Authority: Shropshire Council

Services: Mains water, drainage and electric.
LPG (communal tank serves the development and each dwelling is metered separately)

Council Tax: Unallocated

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale.

Tenure: Freehold

Warranty: Professional Consultants Certificate
- 6 years

Guide Price: £745,000

Agents note: There is a management company charge per dwelling. We have been advised by our client that this is approximately £100 per annum. Please consult you solicitor for verification.

The vendor of this property is a relative of an employee of Strutt & Parker.



Shrewsbury

Theatre Royal, 14 Shoplatch, SY1 1HR

01743 284200

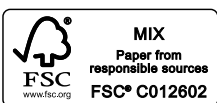
shrewsbury@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

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