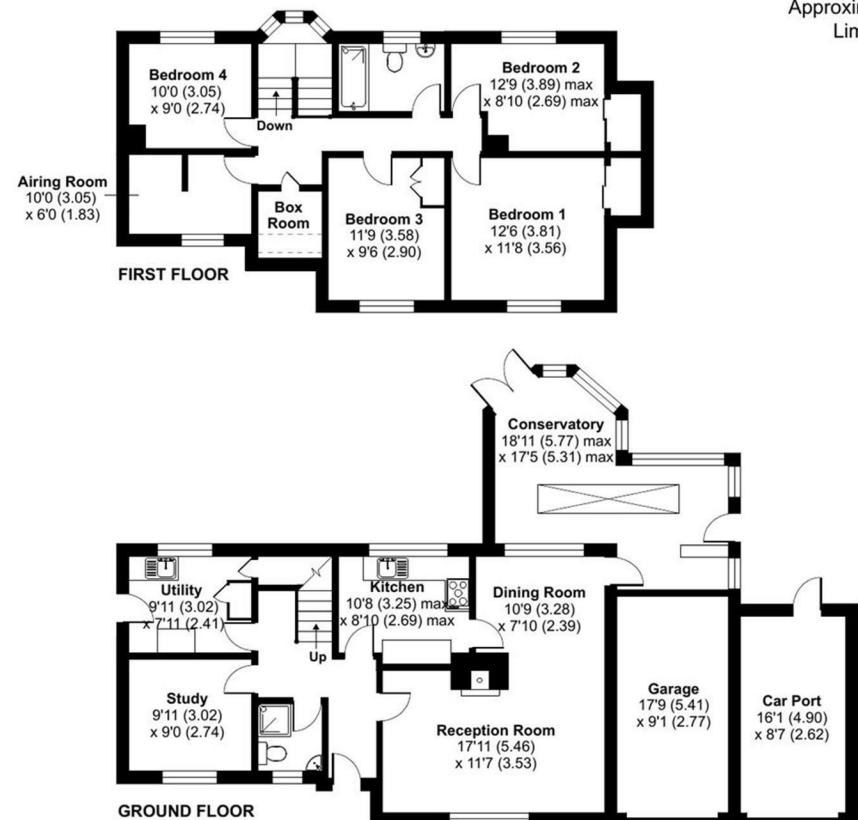


FOR SALE

Kynance, 132 Ellesmere Road, Shrewsbury, SY1 2QZ

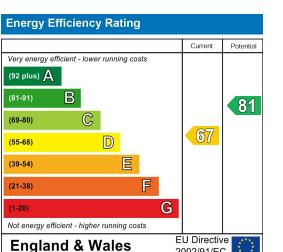


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1276586

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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FOR SALE

Offers Over £525,000

Kynance, 132 Ellesmere Road, Shrewsbury, SY1 2QZ

A wonderful four bedroom family home, set back from the road with incredibly well laid out accommodation and the most beautiful expansive rear gardens, situated in an incredibly popular location.



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Close to town amenities.

2 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- L shaped sitting/dining room
- Large conservatory
- Beautiful mature gardens with large vegetable/fruit patch
- Potential for updating and extension or even redevelopment subject to the necessary planning permissions
- Set in a 0.5 acre plot
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre, proceed in a northerly direction on A528 (Ellesmere Road), up Coton Hill, straight on at the traffic lights and straight over the mini roundabout. After approximately 1 mile the property will be found on the right hand side.

What three words - //good.bigger.status

SITUATION

Kynance is situated in this incredibly sought after and highly desirable residential area occupying an enviable position, well placed within easy reach of excellent amenities including popular schools, ideally placed within easy reach of the Shrewsbury bypass with M54 Motorway links to the West Midlands and close proximity of the town centre with all its major shopping, transport and social facilities, Theatre Severn, Quarry Park and Dingle Gardens.

DESCRIPTION

Occupying a large plot this is a spacious four bedroom detached property boasts versatile living accommodation and will appeal to many potential purchasers. The property is situated just over 1 mile from the Shrewsbury town centre and within close proximity to excellent local amenities along with the Shrewsbury bypass linking up to the M54 motorway network. This property has the added benefit of being offered for sale with no onward chain and has the potential for updating or even redevelopment. Early viewing is highly recommended by the selling agent.

The accommodation briefly comprises of the following: reception hall, L shaped sitting/dining room, modern kitchen, study/playroom, utility room, ground floor shower room with WC, conservatory, first floor landing, four bedrooms, airing room/study, box room, family bathroom, front and rear gardens, tarmacadam private driveway, garage, car port, UPVC double glazing and sealed unit double glazing throughout, gas fired central heating.

ACCOMMODATION**RECEPTION HALL**

Centrally positioned with the ground floor accommodation flowing from here. Staircase to first floor.

L SHAPED LIVING/DINING ROOM

With feature fireplace, dual aspect, herringbone solid wood floors, a great space for entertaining and dining.

CONSERVATORY

Large conservatory with wonderful views overlooking the expansive rear gardens, doors leading to rear patio.

KITCHEN

A range of attractive eye level and base units with built-in cupboards and drawers, stylish fitted worktops with inset one and a half ceramic sink with mixer tap over, integrated oven, four ring hob, fridge freezer, window over looking the rear gardens, tiled floor.

UTILITY AREA

Large utility with access to the rear patio, Belfast sink, fridge, space and plumbing for washing machine and tumble dryer, all in fully working order and are included in the sale of the property.

STUDY/PLAYROOM

Window overlooking the front of the property.

SHOWER ROOM

Having tiled shower cubicle, low flush WC, pedestal wash hand basin.

FIRST FLOOR LANDING**BEDROOM ONE**

Views to the front, built in wardrobes.

BEDROOM TWO

Views over the rear gardens and countryside beyond, built in wardrobes.

BEDROOM THREE

Views to the front of the property, built in wardrobes.

BEDROOM FOUR

Views over the rear gardens and countryside beyond.

BATHROOM

With a suite comprising low level WC, pedestal wash hand basin and whirlpool bath with shower over.

OUTSIDE

The property is approached over a tarmac private driveway where is plenty of space for parking. The frontage is a good size and the house is set back from the road and there is a low maintenance frontage comprising a selection of shrubs and bushes. To the right side of the property there is the garage and car port.

LANDSCAPED GARDENS

The rear gardens are a particular feature of the house having a large raised paved sun terrace, large lawned area with a selection of trees that leads on to the amazing vegetable and fruit patches beyond.

GENERAL REMARKS**FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'G' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.