



Kennedy Road, Shrewsbury, Shropshire





Kennedy Road, Shrewsbury, Shropshire **SY3 7AB**

A beautifully presented detached property with planning permission to extend, found on the prestigious Kennedy Road.

Summary of accommodation

Ground Floor

Entrance hallway | Kitchen | Utility | Drawing room | Dining room |
Garden room | Garage | W/C

First Floor

Principal bedroom | Two further double bedrooms | Family bathroom
Shower room | Landing

Second Floor

Three double bedrooms | Family bathroom | W/C | Landing

Gardens and Grounds

Driveway | Formal gardens | Woodland | Access to the Bowbrook

Local Authority & Council Tax Band

Shropshire County Council & Council Tax Band G.

Services

Mains water, electricity & drainage. Gas central heating.

Tenure

Freehold



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Kennedy Road

The impressive entrance seamlessly connects you to the downstairs accommodation which includes a fantastic drawing room with views over the grounds, a dining room and garden room - three linked, superb entertainment areas. The kitchen is found to the front of the home, providing a range of fitted units, and a breakfast bar; this space connects to a practical utility space with external door. An integrated garage provides parking and additional storage.

Location

The property is located within close proximity to Shrewsbury Town centre, approximately a mile away, with a picturesque walk into town over the Kingsland Bridge. There is an excellent range of amenities including a large variety of boutique and specialist shops, art galleries, a superb choice of cafes, bars and restaurants, cinemas and theatres. The nearby Quarry Park offers 29 acres of gardens, and riverside walks whilst Shrewsbury Train Station is just under over a mile away.



Accommodation

The bedroom accommodation showcases six tastefully styled bedrooms spread across the first and second floors. The principal bedroom is located on the first floor hosting a fabulous outlook to the rear gardens, benefitting from the south facing aspect. Two bathrooms are found on the first floor, with an additional bathroom and W/C on the second floor.

Planning permission has previously been granted (lapsed January 2024) for a substantial extension to the eastern elevation which would transform the living accommodation, moving the kitchen to the rear and allowing an impressive principle bedroom suite above. In addition, extra garaging will be created to the front. A re application for this is currently underway.

Historic planning ref: 20/05213/FUL





Showcasing six tastefully decorated bedrooms spread across the first and second floors.





Garden and Grounds

The south facing tiered garden leads to the Bowbrook, providing a number of fabulous, private areas. Nearest to the house is a terraced area, ideal for alfresco dining and outdoor entertaining. The lower grounds are planted with mature trees, giving wonderful privacy and a rural feel. To the front of the property is a large cobbled driveway.

Directions (SY3 7AB)

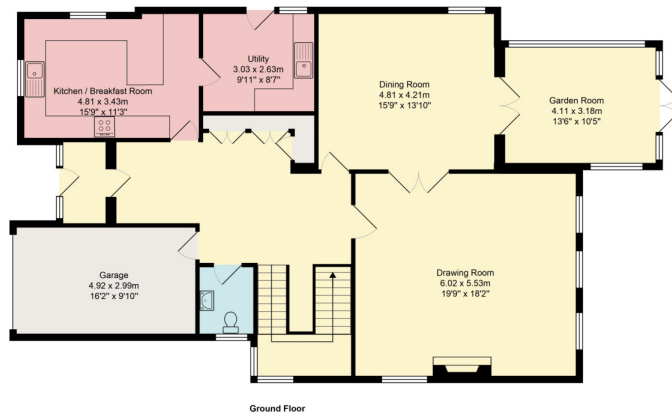
From Town Walls head over Kingsland Bridge and follow the road until you come to Kennedy Road. Head to the right up Kennedy Road and continue until you approach the house on the left-hand side.



17 Kennedy Road

Approximate Gross Internal Floor Area
322 sq m / 3466 sq ft

Garage Approximate Gross Internal Floor Area
14 sq m / 158 sq ft



Ground Floor



First Floor



Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated July 2023. Photographs and videos dated July 2023.

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