



245, Wenlock Road, Shrewsbury SY2 6SA



245, Wenlock Road, Shrewsbury, Shropshire SY2 8SA

245, Wenlock Road is located within close proximity to Shrewsbury Town centre and is approximately 2 miles away, with a picturesque walk into town over the English Bridge nearby. There is an excellent range of amenities including a large variety of boutique and specialist shops, art galleries, artisan foods and drinks, a superb choice of cafes, bars and restaurants, cinemas and theatres. The nearby Quarry Park offers 29 acres of flower gardens, parkland and riverside walks. Shrewsbury Train Station is just under over a mile away, providing direct services to Birmingham New Street and London Euston.

Distances: Shrewsbury Town Centre 2.8 miles, Telford 13.7 miles, Bridgenorth 18.1 miles, Birmingham 45.2 miles (Distances approximate).

Tenure Freehold

Services: Mains Water & Drainage. Gas central heating and underfloor heating.

Local Authority & Council Tax Band: Shropshire County Council & Council Tax Band E.



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245, Wenlock Road

Private and secluded, this contemporary modern property has been renovated to a high specification embodying a fantastic social home. A grand entrance hallway provides access through the centre of the property. A study to your left adjacent to the downstairs wet room adds to the convenience of the ground level. Placed on your right, a cleverly adapted living space with optional segregation to the back of the home with sliding doors if you choose. The real showcase to the property, however, greets you at the rear of the ground level which is a centrepiece to the social aspect to the home.



The kitchen, dining living space is placed in the rear addition which has expanded the original footprint to the property and is complemented by bifolding doors leading directly onto the garden terrace. Intuitive design has been implemented with a pantry cleverly hidden away behind the kitchen cabinets.

Furthermore, side access to the property can be gained through its utility room, which is well equipped with plenty of room for appliances and a built-in dog shower. Underfloor heating is in place of the ground level for the ideal climate control. An integral garage rounds off the level providing ample storage and capacity for a multi-use space or garage.



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Accommodation

Moving upstairs the accommodation is plentiful with a fabulous principal suite boasting integrated wardrobes, an ensuite, and a Juliet balcony overlooking the rear gardens. Three further bedrooms round off the upstairs accommodation with a further ensuite and family bathroom to boot. The family bathroom is accessed via the landing, and you are greeted with a four-piece suite can be found providing abundant facilities as well as the luxury of a built in TV.





Gardens and Grounds

Secluded and private, the home benefits from a dual gated driveway providing ease of access and ample parking for multiple cars. To the rear of the home a patioed terrace continues the social element of the home, providing the ideal barbequing spot whilst also hosting a hot tub on the terrace.

Directions (Postcode SY2 6SA)

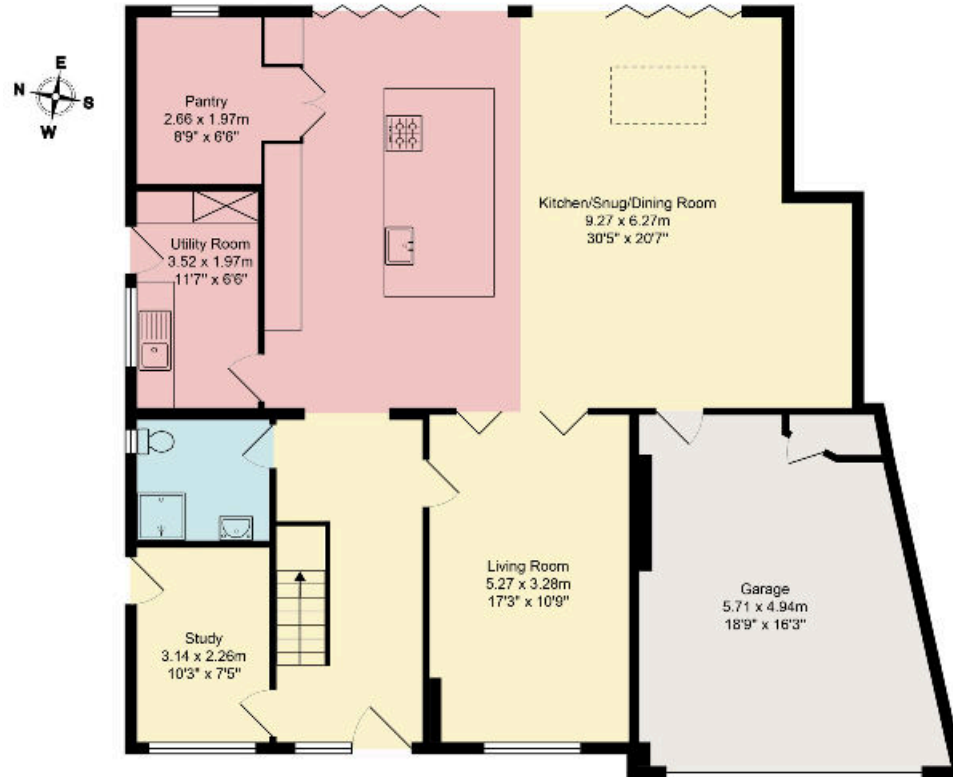
Travel away from Shrewsbury down Abbey Foregate to the Column roundabout. Take the exit onto Wenlock Road and proceed until you pass Kingston Drive where you will find 245, Wenlock Road, which is the last house on the left prior to Anchorage Avenue.





245 Wenlock Road

Approximate Gross Internal Floor Area
211 sq m / 2280 sq ft



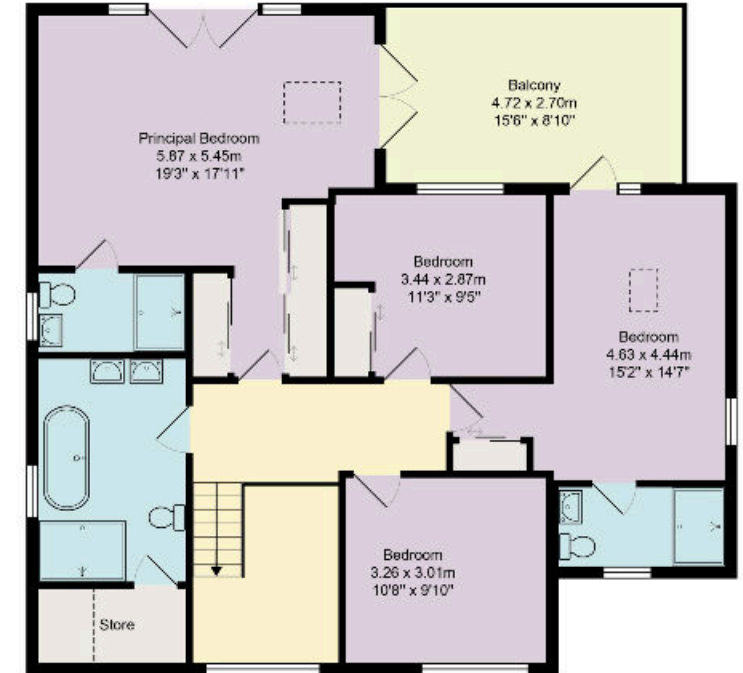
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SY1 1LZ

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We would be delighted to tell you more

Garage

Approximate Gross Internal Floor Area
25 sq m / 269 sq ft



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.



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT). For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2023. Photographs and videos dated July 2023.

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