



Sutton Road, Shrewsbury **SY2**

Sutton Road, Shrewsbury, Shropshire SY2

This substantial detached town property occupies a generous sized plot of approximately 2.51 acres within a popular suburb of the County Town of Shrewsbury. The property is within the Sutton Road Conservation Area and is just 1.1 miles from the historic town centre which offers an excellent range of shopping, leisure and social facilities including the Theatre Severn and the popular Quarry Park where there are a number of events held throughout the year.

Several popular state and private schools are in the vicinity including Shrewsbury School and Shrewsbury High School for Girls; there are also preparatory schools such as Prestfelde nearby. Mainline rail services are available from Shrewsbury Station whilst the A5 is readily accessible and links through to the M54 and national motorway network beyond. Airports are available at Birmingham, Liverpool and Manchester.

Directions (Postcode SY2 6DD)

From Shrewsbury drive over the English Bridge towards Abbey Foregate. Continue to the Column Island and take the 3rd exit onto Wenlock Road. After a short distance, turn right into Sutton Road. Continue along Sutton Road where the drive entrance will be found on your right-hand side.



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The Property

This substantial, detached town residence, has generous and versatile accommodation over three floors, standing in approximately 2.51 acres bordered by the Rea Brook. In its current layout, the house offers impressive reception space orientated to the rear in order to make the utmost of the far reaching views over its substantial grounds. Of particular note is a large entertainment space on the lower ground floor and formal drawing and dining room on the ground floor, both of which have access onto the rear balcony.

Four bedrooms and three bathrooms occupy the first floor, most of which have fantastic open views. The house is complemented by a double garage with generous courtyard parking to the front.

Subject to the necessary planning permissions and consents, the property could offer a fantastic redevelopment opportunity (please see agents note).





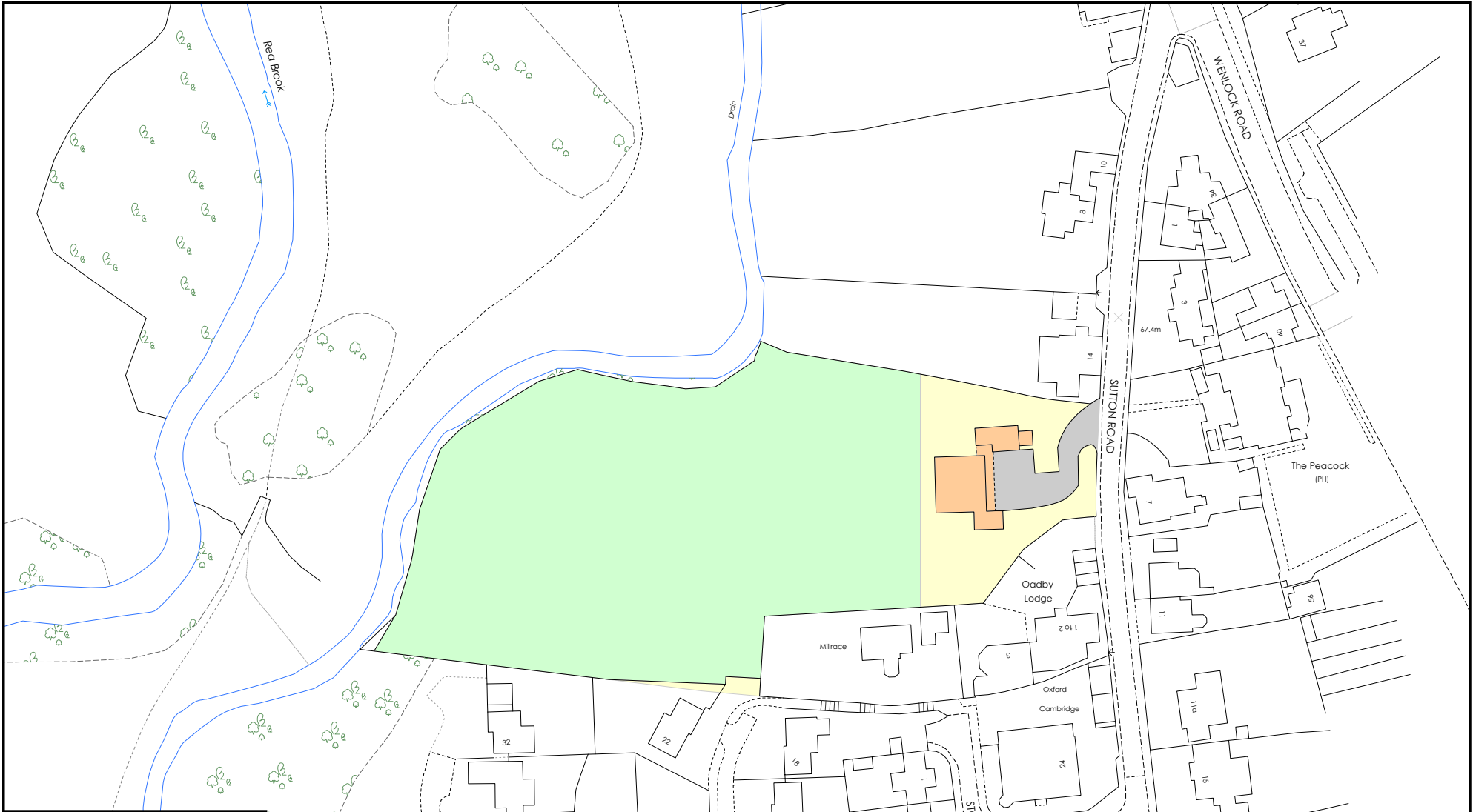
Gardens and Grounds

Approached by a sweeping driveway off Sutton Road, the property occupies a commanding, elevated position overlooking its grounds which extend to approximately 2.51 acres. The north and west boundary are flanked by the Rea Brook river, along with mature woodland which gives a wonderful ambience.

Agents Note

There is a covenant over the land which enforces payment should more than one residential dwelling be erected on the site. Please ask the agent for further information.





Total Area (1.01 ha/ 2.51 ac)

Location SJ 506 116
 Scale 1:1,250 @ A4
 Drawing No. X20983-01L
 Date 07.02.24



The Mapping Company, Little Cutsey, Cutsey, Taunton. Somerset. TA3 7NY
 Tel: 01823 421354 Email: patrick@mapping-company.co.uk

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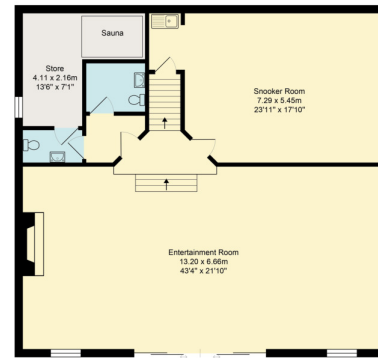
Property Information

Tenure: Freehold

Services: Mains electricity, drainage and water. Gas central heating.

Local Authority: Shropshire County Council

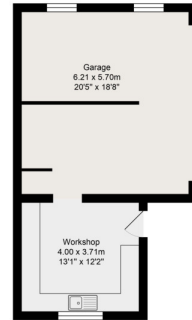
Council Tax Band: Band H



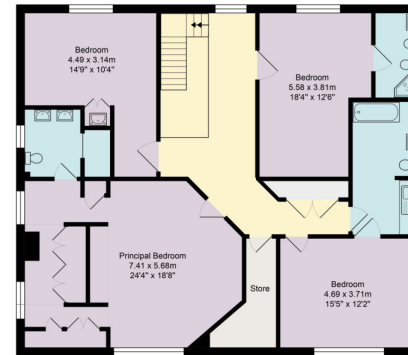
Lower Ground Floor



Ground Floor



Garage & Workshop



First Floor

Approximate Gross Internal Floor Area

Main House = 495 Sq m / 5329 Sq ft
Garage & Workshop = 51 Sq m / 548 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.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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