



Little Grange, Kennedy Road, Shrewsbury **SY3**

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# Little Grange, Kennedy Road, Shrewsbury SY3

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An elegant, period town property with beautiful mature gardens found on one of Shrewsbury's premier roads.

Little Grange is located within close proximity to Shrewsbury Town centre, approximately a mile away, with a picturesque walk into town over the Kingsland Bridge. The town has 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.

Directions (Postcode: SY3 7AB)

From Town Walls head over Kingsland Bridge and follow the road until you come to Kennedy Road. Turn right onto Kennedy Road and continue for approximately 400 yards where number 25 will be found on your left hand side.

Property Information:

Tenure: Freehold

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

Local authority: Shropshire County Council

Council tax: Band G



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## Little Grange

Little Grange is a substantial late Victorian property with a superb range of elegant accommodation over four floors and features a self contained one bedroom Garden Flat. The property retains much of its original character and charm, with period features including tall, moulded ceilings, sash windows and a part timbered exterior.

The house is beautifully centred round a generous hallway which gives access to primary ground floor rooms, consisting of a beautiful drawing room with ornate fireplace and doors to the rear veranda, an elegant dining room with similar external access and open fire, a sitting room and generous kitchen breakfast room. Access to the cellars is via a spiral staircase from the kitchen.

A central staircase rises to a large first floor landing which gives access to the substantial principal bedroom suite which includes a walkthrough dressing room and en suite shower room. This principal bedroom has superb, elevated views over the generous grounds towards the Radbrook. On this floor are two further double bedrooms and a large family bathroom.

A further staircase rises to the second floor which offers four double bedrooms served by a family bathroom. The smallest bedroom could be utilised as a home office.

## Garden flat and lower ground floor

Accessed externally, to the rear of the property, is a well-proportioned one-bedroom garden flat. The accommodation comprises of an entrance hallway, double bedroom with built in wardrobes, open plan kitchen/breakfast living space and bathroom. This flat has its own allocated outdoor area and views over the gardens. If required, the flat could be brought back into the internal accommodation of the house with relative ease, connecting via the substantial cellars. The flat could offer a number of alternative uses including games room, gym, or home working space.

The cellars comprise of several rooms, including a wine store, utility room, W.C. and boiler room.





A substantial late Victorian property with a superb range of elegant accommodation



## Gardens and Grounds

Little Grange is approached via a generous carriage driveway with parking and garaging on either side of the property.

To the rear of the house are beautiful, terraced gardens which include several lawn areas, a meadow and orchard. The grounds are interspersed with a number of mature trees which help to give an excellent level of privacy but importantly, do not obscure the views through the grounds to the rear boundary and woodland beyond the Radbrook. There is a useful garden machinery store found within the grounds.



# Little Grange



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.

**Approximate Gross Internal Floor Area**  
 Main House = 419 sq m / 4502 sq ft  
 Garden Flat = 54.13 sq m / 582 sq ft  
 Garage = 43.01 sq m / 462 sq ft

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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 July 2024. Photographs and videos dated July 2024.

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