



Star Malling, Kingsland Road, Kingsland, Shrewsbury,
Shropshire, SY3 7AF

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £895,000

Viewing: strictly by appointment through the agent

A rare opportunity has arisen to acquire a contemporary, individual and architecturally designed four bedroom detached residence which boasts well proportioned and imaginative living accommodation throughout. The property occupies a truly superb, enviable and elevated position with excellent open views to the front towards the River Severn, Quarry Park and Shrewsbury town centre skyline. The property is located within this prime and exclusive residential area being within walking distance via the Kingsland Bridge to the town centre along with excellent facilities in Longden Coleham, popular schooling including the Shrewsbury School and Shrewsbury High School. Commuters will be pleased to know that the Shrewsbury by-pass is readily accessible with links to the M54 motorway network. Early viewing of this unique and versatile property is highly recommended by the sole selling agent .

Accommodation

Reception hallway, lounge, impressive open plan fitted kitchen/diner with family area, laundry room, half landing having bedroom with en-suite shower room, two further bedrooms, bespoke family bathroom, first floor landing having further bedroom with walk-out balcony, shower room, walk-out terrace, generous driveway, double garage with adjoining store/workshop, front and rear enclosed gardens, pleasing views at the front towards the Quarry Park, River Severn and Shrewsbury town centre, upvc double glazing, gas fired central heating. Viewing is highly recommended.

Storm porch with recess spotlights and composite double glazed entrance door gives access to:

Reception Hallway

Having gloss tiled floor, antique style radiator, recess spotlights to ceiling, under stairs storage cupboard and part glazed wooden framed door from reception hallway giving access to:

Lounge

18'6" x 15'0"

Having three upvc double glazed windows one of which has a pleasing aspect towards the River Severn, wood effect flooring, contemporary wall mounted gas fire and recess spotlights to ceiling,

Glazed wooden framed door from reception hallway gives access to:

31'8" max x 21'11" max

The kitchen area comprises a range of contemporary eye level and base units with built-in cupboards and drawers, fitted oak worktops with inset five ring gas hob and wall hung cooker extractor fan, two integrated ovens, microwave, two fridge freezers, dishwasher, inset stainless steel 1½ sink with mixer tap over, upvc double glazed window to side, upvc double glazed sliding patio doors giving access to front gardens having a pleasing aspect towards the River Severn, wood effect flooring with underfloor heating and recess spotlights to ceiling. The dining area comprises wood effect flooring with underfloor heating, antique style radiator and upvc double glazed sliding door giving access to front gardens with pleasing aspect towards the River Severn. The family area comprises wood effect flooring, antique style radiator, recess spotlights to ceiling, contemporary multi fuel stove and upvc double glazed sliding patio door to front. Glazed sliding door from kitchen gives access to:

Laundry Room

8'9" x 5'4" max

Having cupboard housing gas fire central heating boiler and pressurised water system, space to side for further appliances, gloss tiled floor, upvc double glazed door giving access to side of property and fully tiled to walls.

From reception hallway stairs rise to:

Half Landing

Having wood effect flooring. Doors from half landing then give access to three bedrooms and luxury bathroom.

Bedroom

19'1" x 11'7" max reducing down to 7'11"

Having wood effect flooring, antique style radiator, recess spotlights to ceiling, upvc double glazed window to side, upvc double glazed French doors giving access to rear and walk-in wardrobe/store cupboard. Door from bedroom gives access to:

En-suite Shower Room

Having walk-in tiled shower cubicle with drench shower over, low flush wc, pedestal wash hand basin, antique style radiator with heated towel rail, period style tiled floor, fully tiled to walls, recess spotlights and extractor fan to ceiling, velux roof window and underfloor heating.

Bedroom

12'9" x 9'10" excluding recess

Having recess spotlights to ceiling, antique style radiator, upvc double glazed window to rear and wood effect flooring.

Bedroom

9'3" x 7'7"

Having upvc double glazed window to rear, antique style radiator and wood effect flooring.

Bespoke Bathroom

Having three piece suite comprising, freestanding roll top bath with antique style mixer tap over with hand held shower attachment off, stone wash hand basin with mixer tap over, high flush wc, fully tiled to walls, slate tiled flooring, recess spotlights to ceiling and antique style radiator with heated towel rail,

Glazed sliding door from half landing gives access to a storage cupboard. Further staircase which leads to:

First Floor landing

Having upvc double glazed window with pleasing aspect towards the River Severn and Shrewsbury town centre and radiator.

From landing upvc double glazed door gives access to:

Large Walk-out Terrace

Having a lovely aspect towards the River Severn and Shrewsbury town centre.

From first floor landing doors then give access to bedroom and shower room.

Bedroom

16'1" x 13'8"

Having recess spotlights to ceiling, antique style radiator, walk-in store cupboard, double glazed bi-folding doors giving access walk-out balcony with pleasing views towards the River Severn and Shrewsbury town centre.

Shower Room

Having a large walk-in tiled shower cubicle with drench shower over plus further hand held shower attachment off, wall hung his and her wash hand basin with mixer taps over and storage drawers below, low flush wc, tiled floor, fully tiled to walls, wall hung contemporary radiator, recess spotlights and extractor fan to ceiling.

Outside

To the front of the property there is a barked pathway which leads to a paved sun terrace with timber pergola, to the side of this there is a lawned garden with mature hedging screening the road. To the side of the front garden there is a generous sized driveway which gives access to:

Double Garage

19'2" x 15'11"

Having two up and over doors, sliding timber door to rear, fitted power and light. Door from garage then gives access to:

Useful Store/Workshop

13'2" x 5'6"

Gated pedestrian side access then leads to a paved pathway where there is a low maintenance garden area having a variety of shrubs and bushes. Paved steps then give access to the property's main entrance door. A further gated side entrance then leads to:

Rear Gardens

Having raised decked area, lawned garden, raised beds with inset shrubs, plants and bushes and small paved area.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure


We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	84
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

