





**25 Kingsway, Nesscliffe, Shrewsbury, SY4 1BG**  
**Offers In The Region Of £375,000**

A much improved and extremely well maintained, extended semi-detached property set in good sized, southerly facing gardens overlooking fields and countryside to the rear with accommodation briefly comprising entrance porch, sitting room with log burner, dining room, study, refitted kitchen, utility room, downstairs cloakroom. Upstairs there are four bedrooms, and luxury refitted family bathroom.

The property has the benefit of electric central heating via an electric boiler, solar panels, uPVC double glazing with off road parking for up to three cars at the property with Ev charging point. Further lockup garage situated on Wilcott Avenue.





**Floor Plan**  
(not to scale - for identification purposes only)



The property is conveniently located approximately equidistance between the market towns of Shrewsbury and Oswestry with local amenities in the adjoining village of Nesscliffe which can be accessed via a footpath across an adjoining field.

**DIRECTIONS:** From Shrewsbury take the A5 north towards Oswestry. At the roundabout at the start of the Nesscliffe bypass, take the third turning signposted Nesscliffe. At the crossroads turn left, signposted Wilcot. Continue over the bridge taking the right turning at the crossroads signposted Wilcot and Kinton. After a short distance turn right signposted Kinton then the next right into Wilcot Avenue. Kingsway is the second turning on the right and number 25 is situated on the right hand side indicated by the for sale sign.

Wood effect PVC leaded glazed and panel front door to:

#### **ENTRANCE HALL**

6'3" x 3'3" (1.93 x 1.01)

With power point, lighting point, radiator, double glazed windows to the front, wood laminate flooring, glazed and wooden door leading through to:

#### **LIVING ROOM**

12'7" x 17'9" (3.84 x 5.43)

With matching flooring, a Clearview log-burning stove set on a raised hearth with oak mantle. Central light point, coving to ceiling, and a radiator. Recently fitted aluminum Bi fold doors lead to:

#### **CONSERVATORY**

18'8" x 10'4" (5.70 x 3.16)

With double glazed windows overlooking gardens enjoying a lovely southerly aspect with tiled flooring, power and lighting points, air conditioning unit providing both heating and cooling. Double French doors to the side. Also from the sitting room, a glazed wooden door leads to:

#### **REFITTED KITCHEN**

10'4" x 9'4" (3.17 x 2.86)

Refitted with a range of cream shaker style units comprising; Belfast sink unit set into wooden work surface extending to two wall sections, with a range of cupboards and double eye level oven with induction hob unit and extractor fan and a tiled splash, built in fridge freezer and dishwasher, range of eye level cupboards, tiled flooring, range of recessed spotlights and a PVC double glazed window to the front. From the kitchen door leads to:

#### **DINING ROOM**

10'9" x 11'5" (3.28 x 3.50)

With wooden flooring, radiator, coving to ceiling, power and lighting points. Double glazed window overlooking gardens enjoying lovely southerly aspect. From dining room door to:

#### **STUDY**

9'9" x 7'11" (2.98 x 2.42)

With wood laminate flooring, radiator, power and lighting point, range of built in book shelving to one alcove, double glazed window to the rear, and a door to a cupboard enclosing electric boiler and cylinder supplying domestic water and heating. From dining room a glazed and wooden door leads to:

#### **UTILITY ROOM**

8'0" x 6'1" (2.46 x 1.87)

Refitted with a range of cream shaker style units comprising; Belfast sink unit set into wooden work

surface extending to one wall, with a range of base and eye level cupboards, tiled flooring, space and plumbing for washing machine and tumble dryer above. Double glazed window to the front, service door to the side. From utility room door to:

#### **CLOAKROOM**

2'4" x 5'11" (0.73 x 1.81)

Refitted with low level flush WC, vanity wash hand basin with storage cupboard under. Tiled flooring.

From sitting room, feature staircase leads to landing with double glazed window to the front, power and lighting points, built in linen cupboard and access to loft space. The loft is boarded with lighting and ladder for access. Landing gives access to bedroom accommodation comprising:

#### **BEDROOM ONE**

12'5" x 13'2" (3.81 x 4.02)

With radiator, power and lighting point, recess suitable for built in wardrobe, PVC double glazed window enjoying lovely elevated views over the garden with views over fields beyond.

#### **BEDROOM TWO**

10'9" x 8'9" (3.29 x 2.68)

With radiator, power and lighting point, and a double glazed window to the rear overlooking gardens and fields beyond.

#### **BEDROOM THREE**

10'9" x 8'10" (3.29 x 2.71)

With radiator, power and lighting point, double glazed window to the front.

#### **BEDROOM FOUR**

11'4" x 7'6" (3.46 x 2.29)

With radiator, power and lighting point, window overlooking rear gardens with views over fields beyond.

#### **REFITTED BATHROOM**

10'2" x 5'7" (3.10 x 1.71)

Refitted Fitted with "P" shaped contemporary bath with fitted shower above with glazed side screen, wash hand basin set into vanity unit and low flush WC, heated chrome towel rail, tiled flooring, recessed spotlights, extractor fan, heated anti-fog mirror with lighting and a power outlet/shaver socket. Double glazed opaque, glass window to the front.

#### **OUTSIDE**

**OUTSIDE FRONT** The property is approached from the Council maintained cul-de-sac onto good sized gravel forecourt giving off-road parking for up to three cars with Zappi 7Kw tethered Ev charging point. Good sized flower and shrub border set to one side and enclosed by a variety of fencing and hedging, and a range of outside lights. Pedestrian access situated to the side of the property with wrought iron gate leads round to:

**REAR GARDEN** From French doors of conservatory out onto gravel pathway that extends down the property with paved slabs inset. Top lawn with flower and shrub borders to two sides with good sized block built workshop 17' x 7'5" with concrete floor, built in workbench, power and lighting with windows overlooking the gardens. Pathway extends down to second lawned section with circular paved patio raised ornamental fish pond with further raised decking area to one corner, equipped with four outdoor power points. Lower lawn again surrounded by a variety of flower and shrub borders.

Rear gardens run to an extremely good size and enclosed by a variety of hedging and fencing with outside light and outside water tap and enjoying lovely outlooks over fields and countryside in a southerly direction.

Further lockup garage situated on Wilcott Avenue.

#### **Solar Panels**

As the selling agent we understand the property benefits from a 16 panels (4kW system) solar panel system, helping to reduce energy costs.

#### **General Notes**

##### **TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

##### **SERVICES**

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 1 Mbps & Superfast 1000 Mbps. Mobile Service: Good Outdoor, Variable in-home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

##### **COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquiries.

##### **SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

##### **REFERRAL SERVICES AND FEE DISCLAIMER**

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** C

**EPC Rating:** F

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343

**Roger  
Parry  
& Partners**



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.