





**Armoury Mews The Armoury, Shrewsbury, SY2 6PA  
Offers In The Region Of £520,000**

A unique opportunity to acquire this extremely well presented, deceptively spacious Grade II listed single storey home. Located in one of Shrewsbury's most sought after areas, set in lovely mature gardens with accommodation comprising of; Entrance Hall, Sitting Room, Luxury Refitted Kitchen Diner, Study, Principal Bedroom with En suite Shower Room and Dressing Room, Two Further Bedrooms and Family Bathroom. The property benefits from Gas Central Heating and Double Garage together with excellent off street parking.



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#### ACCOMMODATION COMPRISING

##### LARGE ENTRANCE CANOPY

With recessed spotlighting. Panel and glazed front door with brass furnishings to:

##### L-SHAPED ENTRANCE HALL

10'9" x 10'7" (3.28 x 3.23)

With wood effect laminate flooring, boxed radiator, coving to ceiling, range of recess spotlights, two double power points.

From entrance hall, glazed and wooden door leads to:

##### LARGE KITCHEN/DINING ROOM

26'0" x 16'0" max into bay (7.92 x 4.88 max into bay)

With recently fitted, shaker style kitchen with granite worktops and range of units comprising; stainless steel, one and a half bowl sink unit set into granite work surface with range of cupboards and drawers under, built in dishwasher with granite splashback with double eye level cupboard above, further built in full length unit to adjacent wall with two built in Neff electric ovens with sliding doors with storage cupboards above and below. Further range of units to opposite wall with recess, built in American style fridge freezer incorporating wine cabinet with range of further storage cupboards and built in microwave. Large central island unit with further range of cupboards and drawers incorporating breakfast bar with electric ceramic hood inset with pop up extractor. Further range of built in wooden storage cupboards to one wall with extensive range of shelving with further full length glazed fronted display cabinet with built in lighting. Ceramic tile flooring, two wall mounted radiators, range of built in seating to boxed bay window with further radiator under and wood framed double glazed window to the front, vaulted ceiling with feature beams and range of spotlights, ample power points, ceramic tile flooring, bay window to the rear with built in French doors leading to private rear gardens.

From kitchen/dining room, panelled door to:

##### SITTING ROOM

19'5" x 12'0" (5.92 x 3.66)

Ornamental fireplace with electric log burner style fireplace inset, set to chimney breast with alcoves to either side, extensive range of power points, boxed radiators, TV aerial socket, double glazed wooden sash windows to the front, double French doors to the rear. Vaulted ceiling with picture rail and ceiling rose.

From entrance hall, door to:

##### SMALL STUDY

5'4" x 4'9" (1.63 x 1.45)

With wooden laminate flooring, radiator, power and lighting points, opaque glass window to the front. This room was previously a utility room and could easily be converted for such use.

From entrance hall, archway with recessed light and built in storage cupboard to one side, leads through to:

##### FAMILY BATHROOM

7'7" x 7'0" (2.31 x 2.13)

Fitted with contemporary white suite comprising one panelled bath, wall mounted vanity unit with mirror and lighting unit above, WC, built in fully tiled shower cubicle with Concertina glazed door and fitted double head shower unit, fully tiled to all walls and floor, wall mounted chrome heated towel rail, shaver socket, double glazed wood framed window to the rear, door to built in cupboard enclosing gas fired boiler supplying domestic hot water and central heating.

From entrance hall, inner hallway gives access to bedroom accommodation comprising:

##### MAIN BEDROOM

14'6" x 12'3" (4.42 x 3.73)

With boxed radiator, coving to ceiling with central ceiling rose, two wood framed double glazed windows to the front, door to:

##### WALK IN WARDROBE/DRESSING ROOM

7'6" x 6'11" (2.29 x 2.11)

With radiator, lighting point, extensive range of shelving and hanging space, separate door to:

##### EN SUITE SHOWER ROOM

7'6" x 7'4" (2.29 x 2.24)

Fully fitted with contemporary suite comprising walk in shower unit with fitted double head shower, glazed side screen, vanity wash hand basin set into marble effect top with extensive range of cupboards under, low level flush WC, ceramic tile flooring, range of recess spotlights, coving to ceiling, wall mounted radiator, access to roof space.

##### BEDROOM TWO

12'0" x 10'0" (3.66 x 3.05)

With double radiator, power and lighting points, range of recess spotlights, built in double wardrobe with hanging rail and top shelf, built in dressing table alongside, two double glazed windows to the rear overlooking gardens, dado rail.

##### BEDROOM THREE

9'7" x 6'4" (2.92 x 1.93)

With radiator, power and lighting points, single glazed window to the front.

##### OUTSIDE FRONT

The property is approached off London Road through double wooden gates leading onto large tarmac forecourt providing extensive off road parking for four to five cars. Gardens are laid to neatly kept lawns to one side with well stocked flower and shrub borders surrounding the parking area. Range of raised vegetable beds set to one side with fenced off composting area.

Courtyard gives access to:

##### DOUBLE GARAGE

17'2" x 16'4" (5.23 x 4.98)

With electric operated double door, concrete floor, power and lighting points, service door to the rear.

Wooden door situated to the left hand side of the garage leads round to the side of the property giving access to:

##### TIMBER AND FELT GARDEN STORE

##### ALUMINIUM FRAMED GREENHOUSE

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From the forecourt, double wrought iron gates lead onto large paved pathway leading up to the front door. Further gardens situated to the front of the property laid to neatly kept lawns with well stocked flower and shrub borders and outside water tap. Gardens are enclosed by a variety of hedging, walling and wicker fencing.

##### REAR GARDENS

From French doors of kitchen/diner and sitting room, out onto large wooden decking area with further lawns extending. Raised wooden decking area situated to one corner. Paved pathway leads to the back of the garage with timber framed summer house set to one corner, range of outside lights and outside water tap. Gardens are enclosed by a variety of flower beds and wooden fencing.

##### LOCATION

Occupying a lovely position approximately one mile from Shrewsbury town centre with good local amenities in the immediate vicinity and very well placed for access to all major routes.

##### SERVICES

Mains Gas Central Heating

Mains Electricity

Mains Water Rated

Mains Drainage

##### COUNCIL TAX

Local Authority: Shropshire County Council

Band: E

Charge: £2,539.70 p/a

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



## General Services:

**Local Authority:** Shropshire County Council

**Council Tax Band:** E

**EPC Rating:**

**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.

## Directions:

## 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



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 a 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.