



SAMUEL WOOD

25 Armoury Gardens, Shrewsbury, Shropshire, SY2 6PH

Region £415,000



# 25 Armoury Gardens

Shrewsbury, Shropshire, SY2 6PH



- Beautifully Presented Home
- Three Spacious Reception Rooms
- Three Generous Sized Bedrooms
- Delightful Gardens
- Garage & Driveway Parking
- Pleasing Sought After Location
- Stylish Kitchen, Utility & Cloakroom
- Family Bathroom
- Excellent Location for Amenities & Road Links
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented family home on Armoury Gardens, Shrewsbury. An immaculately maintained property offering spacious contemporary living in a sought after part of the town. Complemented by pleasant gardens to the rear, a private driveway and a garage. Situated close to excellent local amenities including schools, shops, restaurants, road links and only a short distance to the town centre. Viewing is highly recommended by the selling agent. No upward Chain.

A welcoming hallway offers a fabulous original parquet flooring, the ground floor boasts a spacious layout with three reception rooms, all providing versatile living spaces. The property features a well-appointed kitchen with granite worktops, a convenient utility room. Additionally, there is a WC on the ground floor for added convenience.

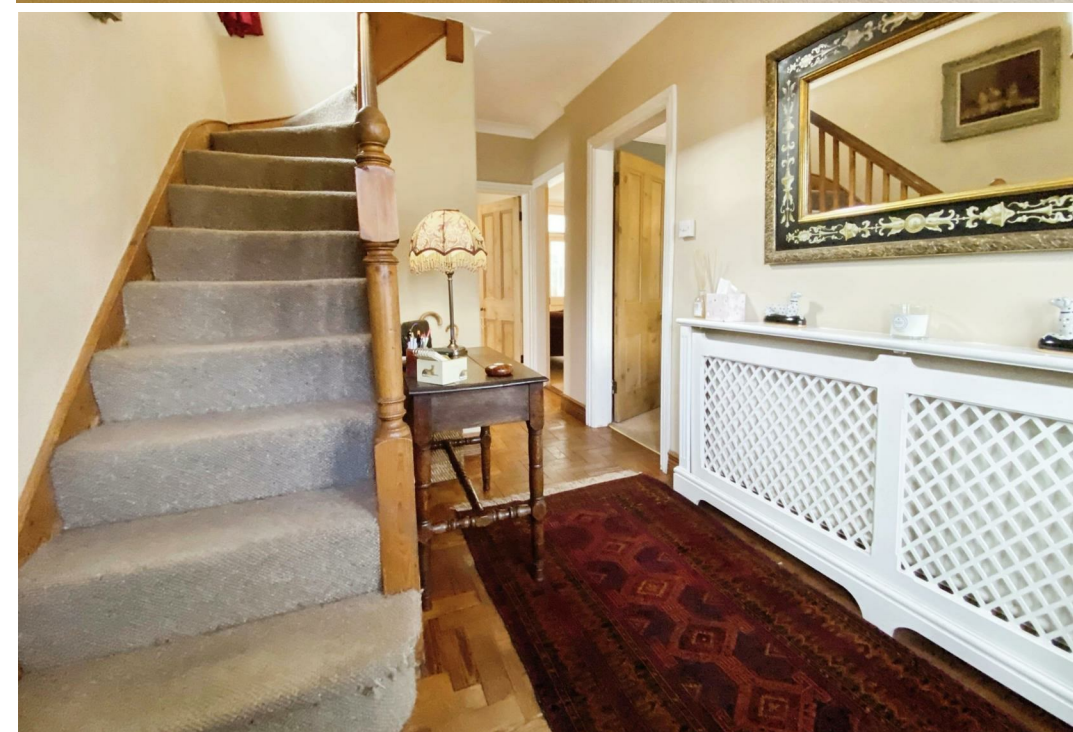
The interior is well-designed, ensuring a balance between functionality and aesthetic appeal. Notably, the house includes a summer room at the rear, enhancing the living experience by bringing natural light into the space and creating a pleasant atmosphere.

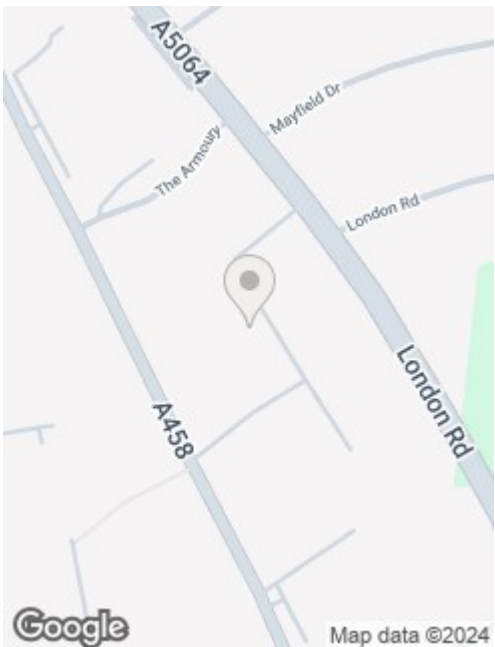
Ascending to the first floor, the property has three bedrooms and a smartly presented bathroom, providing comfortable accommodation for a family or residents.

Outside, the property comes complete with garage and driveway parking for multiple vehicles, ensuring ample space for residents and guests. The well-maintained garden to the rear adds to the property's charm, providing a private outdoor space for relaxation or social gatherings.

In summary, 25 Armoury Gardens combines desirable features, including its sought-after location, three bedrooms, and various amenities, making it an appealing home for potential buyers.







## Directions

Services: We understand that the property has mains gas heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 6 Mbps 80 Superfast Mbps and Ultrafast 1000 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





## Floor Plans



TOTAL FLOOR AREA: 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF  
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk