



Roger  
Parry  
& Partners

The Russells, Nox,  
Shrewsbury, SY5 8PS



### The Russells, Nox, Shrewsbury, SY5 8PS

Offers over £700,000

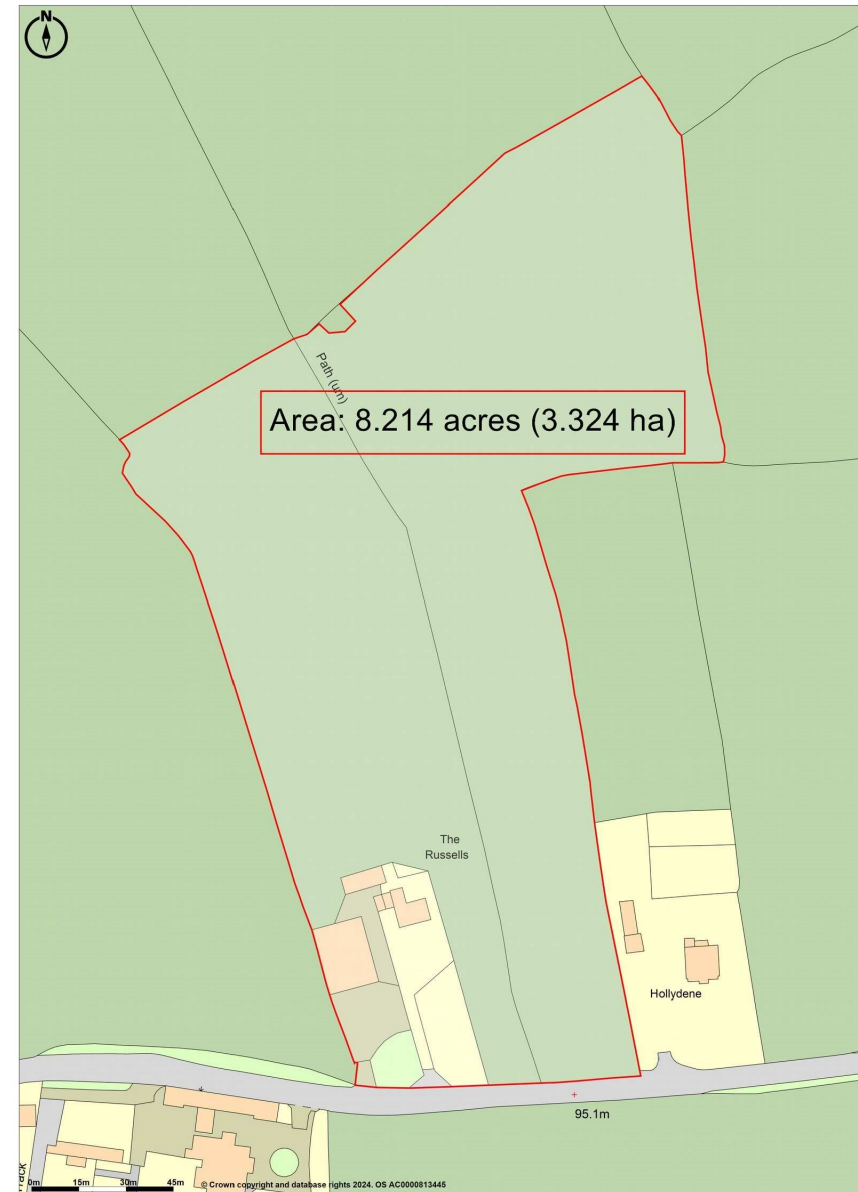
Set in approximately **8.2 acres (3.32ha)**, The Russells offers a unique opportunity to create your own 'country haven' with a large three bedroom house and two substantial outbuildings, all within 5 miles of the historic market town of Shrewsbury.

The Russells is located in Nox, a small hamlet approximately 5 miles west of the historic market town of Shrewsbury. The property has direct access to the Montgomery Road (B4386) for routes towards Shrewsbury, where further transport links include the A5 and M54, and Shrewsbury's train station with direct services to Manchester, Birmingham.

**Agents Note: The property owner is a relative of a Roger Parry & Partners employee.**

## Site Description

The Russells is an impressive site offering buyers a unique lifestyle opportunity. The three bedroom house provides substantial living space, coupled with spectacular front and rear views of the Shropshire countryside. Requiring modernisation, the house allows buyers to reconfigure/'put their stamp' on an already welcoming space, set within attractive gardens including an impressive circular drive. To the rear of the property a block-built building, currently used as storage, offers potential for conversion into additional living space/accommodation or a stable block (subject to planning permission). Set in its own plot with separate road access, a 70ft x 50ft brick, block and steel frame building provides a multitude of uses and has direct, rear access to the land.





## House

Requiring modernisation throughout, the house has all the characteristics to create an incredible home including spectacular front and rear views, spacious rooms, space to extend, should it be required, subject to necessary planning permissions.

A bright entrance hall provides access to the first-floor, via stairs, and two approximately 6.7 metre long reception rooms. Accessible to the rear of the left hand reception room, a dual aspect kitchen provides through access to a utility space with a downstairs cloakroom, and front and rear access doors. A spacious first-floor landing allows access to three double bedrooms, a bathroom and a substantial airing cupboard. There is full uPVC double glazing to the first-floor and partial uPVC double glazing to the ground-floor. There is oil-fired central heating throughout the entire property.





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



Total area: approx. 176.3 sq. metres (1897.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

The Russells KAD, \*

## Block-Built Building

The 43'x19' block-built building is separated into three sections, which includes two large spaces, one accessed via double doors and the other with the original feeding troughs, and a smaller storage space accessed internally via both of the larger rooms. The building has the potential to be converted back to stabling or could be adapted into additional living space/accommodation, subject to the necessary planning permissions.

## Agricultural Building

This expansive 70ft x 50ft open fronted steel framed building has half brick and block, and half timber and steel sheet clad walls, with a lockable gate to the rear elevation. Sitting within its own separate plot, to the house, the building has individual, gated road access, parking, and gated, concrete, side passageway allowing access to the rear land. The building has had multiple uses throughout the years including a covered area for livestock and storage for machinery and vehicles.





## Land

Extending to approximately 7 acres, the land envelopes most of the residential site and includes mature hedging around a majority of the borders as well as a number of established trees. The land offers a unique lifestyle opportunity and the potential of sustainable living.

## Location

Nox is a small hamlet approximately 5 miles west of the historic market town of Shrewsbury. The property has direct access to the Montgomery Road (B4386) for routes towards Shrewsbury, where further transport links include the A5 and M54, and Shrewsbury's train station with direct trains to Manchester, Birmingham and Crewe for onward connections direct to London and Scotland. Shrewsbury bustling town centre has a wide selection of amenities that includes both local and national brands, as well as the renowned Shrewsbury School. The property sits within a short drive of the Shropshire Hills AONB, offering approximately 416 square miles of stunning countryside, walking routes and numerous Sites of Special Scientific Interest.







**General Services:** Oil-fired central heating, mains electricity, mains water supply, private drainage - septic tank, ultrafast broadband.

**Local Authority:** Shropshire

**Council Tax Band:** E

**EPC Rating:** E

**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:

From Shrewsbury take the Mytton Oak Road (B4386) West to the roundabout where it meets the A5. Take the second exit onto the Montgomery Road (B4386) signposted Montgomery, and continue for approximately 2.5 miles and the property is on your Righthand side.

What3Words ref:///seagull.commander.spells

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Bicton Office:

Mercian House, Darwin Court, Oxon Business Park, Shrewsbury,

SY3 5AL

mail@rogerparry.net

01743 791 336



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.