6 CHURCH ROW

MEOLE VILLAGE | SHREWSBURY | SY3 9EY

Halls 1845

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Close to amenities.

A CHARMING GRADE II LISTED COTTAGE FULL OF CHARCTER AND BEAUTIFULLY POSITIONED, SET WITH LOVELY GARDENS IN THIS MOST SOUGHT AFTER VILLAGE LOCATION.

Popular fringe of town location
Charming Grade II Listed cottage
Characterful accommodation
Pretty gardens
No onward chain

Shrewsbury Office
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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge heading into Frankwell, taking the left turn onto Copthorne Road. Take the left turn onto Pengwern Road and continue to the next junction, turning right onto Porthill Road. Turn left at the roundabout onto Roman Road and continue along to the next roundabout heading straight over. Continue along Roman Road, taking the first available right turn into Upper Road. Proceed along Upper Road taking the first available left turn and then the first right into Church Lane and then right into Church Row.

SITUATION

6 Church Row is conveniently situated in the most desirable area of Meole Village, which offers a selection of basic amenities including shops, a bus service and the Meole Brace Retail Park, which includes Sainsbury's and is easily accessible. The historic town centre is beautifully preserved and also delivers a number of social and leisure facilities, together with a rail service. Commuters will be delighted to note there are excellent road links to the A5 and M54 motorway.

PROPERTY

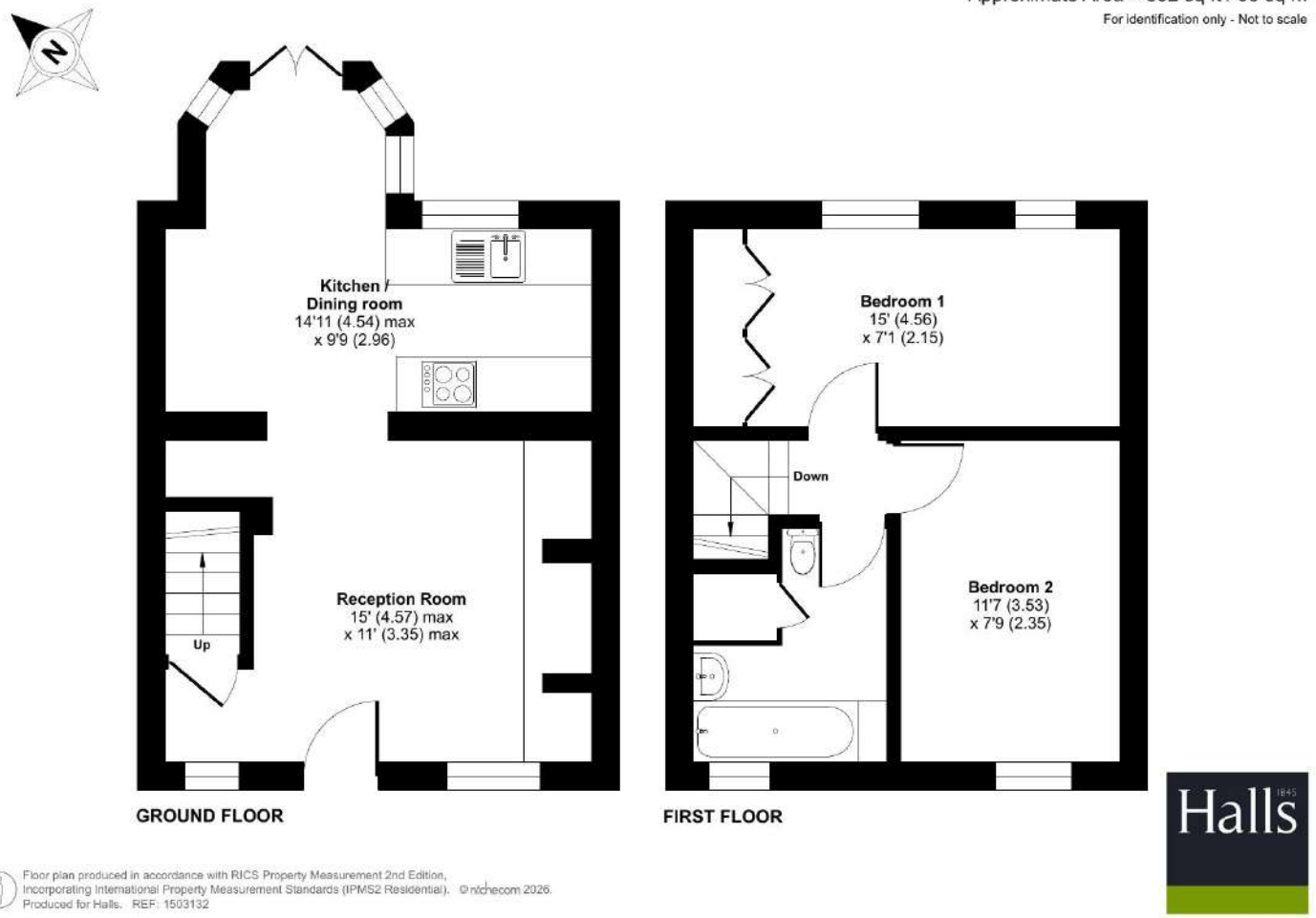
A charming Grade II Listed cottage residence, beautifully positioned within the picturesque and historic heart of Meole Village, with two bedrooms, delightful period features and an enchanting cottage garden.

This delightful Grade II Listed cottage is a wonderful example of a traditional village home, offering well-planned and well-proportioned accommodation with a wealth of character throughout.

The property retains many of the features that give period cottages their distinctive charm, including heavily beamed ceilings, exposed timbers and attractive period detailing.

Approximate Area = 592 sq ft / 55 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1503132

The sitting room is a warm and inviting reception space, centred around a fireplace recess with feature brick surround and complemented by a beamed ceiling and exposed wall timbers. An archway leads naturally through to the kitchen/dining room.

The kitchen/dining room is an attractive L-shaped pace, fitted with a bespoke range of solid wood units. The beamed ceiling continues the character found throughout the cottage, while the dining area enjoys glazed French doors opening directly onto the rear garden, creating a lovely connection between the house and its delightful outside space.

From the sitting room, a staircase rises to the first-floor landing, where there are two bedrooms and the bathroom.

The first bedroom is a charming room with a beamed ceiling and window overlooking the front of the property. The second bedroom has a polished boarded floor, further exposed beams and two windows overlooking the rear garden. Two double-door built-in wardrobes provide useful storage.

The bathroom is fitted with a panelled bath with shower attachment, wash hand basin and WC, together with a useful built-in airing cupboard housing the insulated hot water cylinder.

OUTSIDE

Outside, the property enjoys a truly delightful cottage garden to the rear, the garden is planted with a colourful mixture of flowers and herbs. Winding pathways meander through established planting and borders, with the natural character of the garden creating a wonderfully peaceful and private setting, with wonderful aspect of the church.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - C

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.

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