

Roger Parry & Partners

Ruby Cottage The Meadows, Shrewsbury, SY1 4DA





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Offers In The Region Of £580,000

Occupying a superb position just moments from the heart of Shrewsbury, Ruby Cottage is a distinctive four double bedroom detached family home set within a generous plot. The property enjoys spectacular far-reaching views across the historic townscape towards the rolling hills of the Long Mynd.

The property has been extended and improved over time to provide spacious and versatile accommodation, briefly comprising: entrance hall, sitting room, living room, dining room, kitchen/breakfast room, former garage now utilised as a gym, rear porch, home office/snug and shower room. To the first floor are four double bedrooms, a modern en-suite shower room, bespoke family bathroom and a feature walk-out balcony.

Externally, the property benefits from good-sized gardens, a substantial driveway providing ample parking and a recently constructed detached double garage. Further benefits include double glazing, an air source heat pump heating system and convenient access to Shrewsbury town centre and railway station.











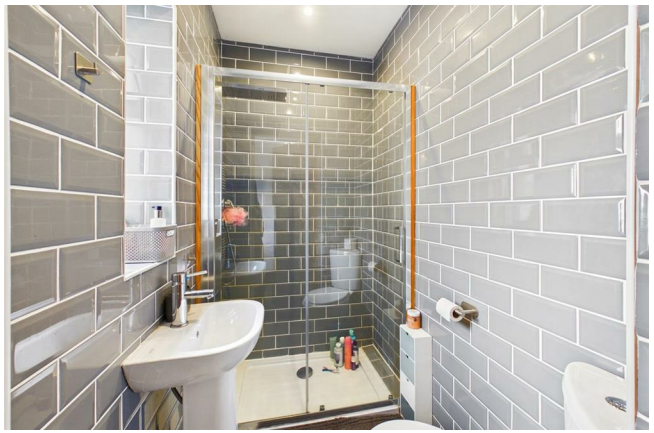






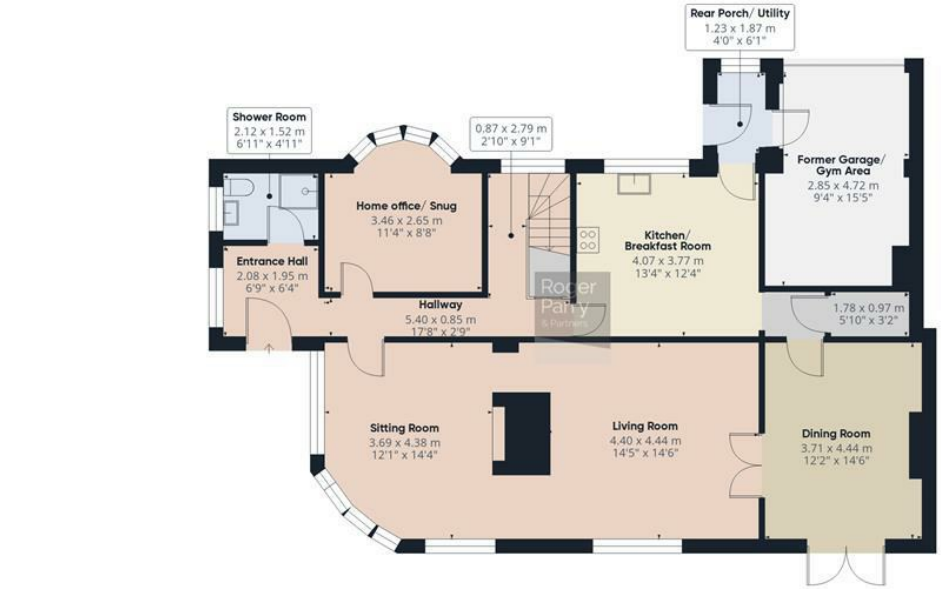








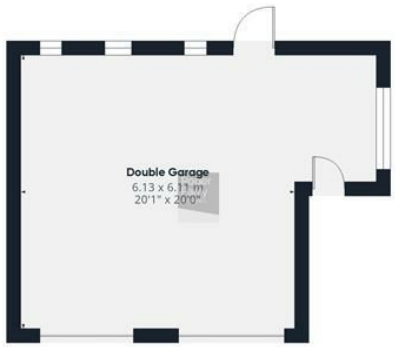
Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area(1)

247.4 m²

2663 ft²

Balconies and terraces

31.8 m²

342 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The property enjoys a superb and convenient position, situated just moments from the heart of Shrewsbury while retaining a wonderful sense of countryside living. Its elevated setting affords spectacular far-reaching views across the historic townscape and towards the surrounding countryside, creating a particularly appealing outlook.

Shrewsbury railway station is within a short walking distance, making the property an excellent choice for commuters travelling to destinations further afield. The vibrant town centre is also readily accessible, offering an excellent range of amenities including independent shops, high street retailers, cafés, restaurants, traditional pubs and supermarkets, alongside a variety of leisure and recreational facilities. The town also benefits from a selection of well-regarded schools, beautiful riverside walks and historic attractions, including Shrewsbury Castle and the renowned Quarry Park.

Combining an enviable location, excellent transport links and breathtaking views, the property offers a rare opportunity to enjoy the convenience of town living alongside the peaceful feel of a countryside setting.

Entrance Hall
With quarry tiled flooring and wood panelling to walls.

Shower Room
Fitted with a modern white suite comprising a shower cubicle with waterfall shower head, low-level WC and wash hand basin with mixer tap and useful storage beneath. Further features include a heated towel rail, extractor fan and quarry tiled flooring.

Hallway
With quarry tiled flooring and understairs storage cupboard.

Sitting Room
With fitted carpets, wood panelling to walls and windows enjoying far fetching views.

Living Room
With fitted carpets, media wall, modern feature fireplace and windows enjoying far fetching views. Double doors lead to:

Dining Room
With fitted carpets and French patio doors lead out to the garden. Door to:

Kitchen/ Breakfast Room
Fitted with a range of contemporary eye-level and base units, complemented by work surfaces incorporating a stainless steel sink with mixer tap. Integrated appliances include a Bosch double oven, four-ring induction hob with extractor hood above and Siemens dishwasher. Further features include space for a fridge, glass-fronted display cabinet, under-cabinet lighting, wood panelling to one wall and tiled flooring. There is also a useful pantry cupboard ideal for storage.

Rear Porch/ Utility
With tiled flooring and space for washing machine and drier. Door to:

Former Garage/ Gym area
Having twin timber double doors and concrete flooring.

Home Office/ Snug
Featuring fitted carpets and bay fronted window.

Stairs rise to first floor landing.

Principal Bedroom
Featuring fitted carpets, loft access and window with spectacular views towards the former Flaxmill, Shrewsbury town centre and beyond.

Bedroom
With fitted carpets and door to:

Ensuite Shower Room
Fitted with a modern suite comprising a walk-in shower with waterfall shower head, low-level WC and wash hand basin with mixer tap. Further features include an extractor fan and tiled walls and flooring.

Bedroom
With fitted carpets and window enjoying spectacular views.

Bedroom
With fitted carpets.

Family Bathroom
Fitted with a contemporary four-piece suite comprising an oval-shaped bath with mixer tap, corner shower cubicle with jacuzzi jets, wall-mounted mixer shower and built-in music speaker, low level flush wc and wash hand basin with mixer tap. Further features include a heated towel rail, part-tiled walls, UPVC double-glazed window and vinyl flooring.

Outside
The property is approached via a private lane, with gated access leading to a substantial stone driveway providing ample off-road parking for several vehicles. To the front, a generous wraparound Indian sandstone patio with timber pergola overlooks the lawned gardens, which are enclosed by hedging and further complemented by timber garden sheds and established beds containing mature shrubs and bushes. The gardens enjoy breath taking far-reaching views across Shrewsbury town centre and the surrounding countryside. The driveway provides access to a recently constructed DETACHED DOUBLE GARAGE, having two electrically operated roller doors.

General Notes

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

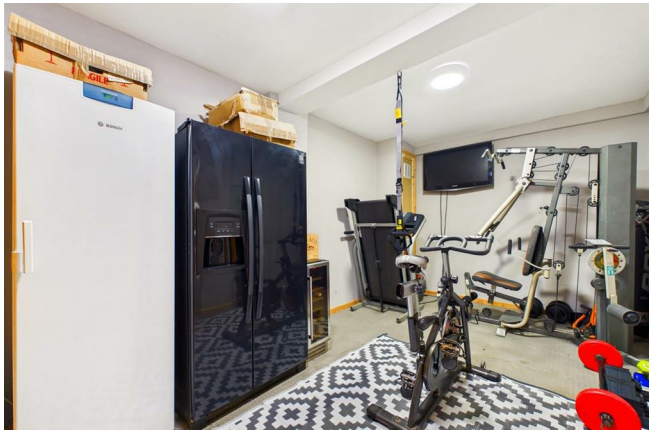
SERVICES
We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 3 Mbps & Superfast 66 Mbps. Mobile Service: Good outdoor, variable in-home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

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: E
EPC Rating: D
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 St Michaels Street, turn left onto Marshalls Court, and follow this road until reaching the T junction, and then turn right. Continue on this road (the rear of the Flax mill), past the carpark, and when reaching the railway bridge, go under, and turn right, onto a private lane, and continue to the very end, and then the property will be clearly found. What3Words: remedy.saving.effort

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

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 t o 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 s hould 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 b een 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.