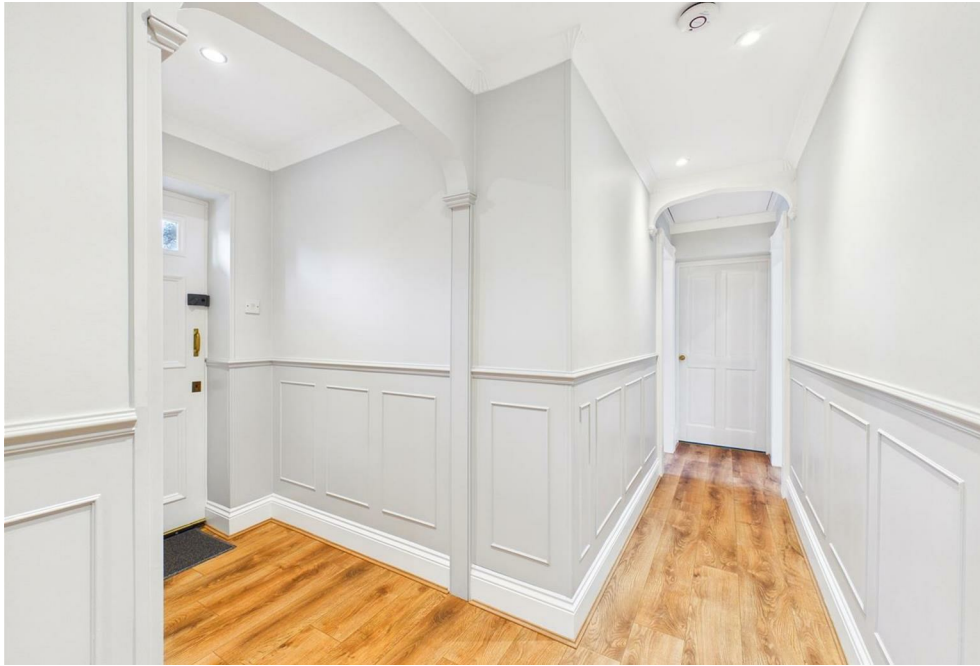




Roger
Parry
& Partners

Armoury Mews The Armoury, Shrewsbury, SY2 6PA



**Armoury Mews The Armoury, Shrewsbury, SY2 6PA
Offers In The Region Of £525,000**

A rare opportunity to purchase this beautifully presented and deceptively spacious Grade II listed single storey home with no upward chain. Situated in one of Shrewsbury's most desirable locations, the property is set within attractive, mature gardens and offers well appointed accommodation comprising: Entrance Hall, Living Room, a luxury refitted open plan Kitchen/Dining Room, and a WC. The principal bedroom features an en suite bathroom and walk in wardrobe, alongside a further bedroom with en suite bathroom and an additional bedroom/ home office. The property also benefits from gas central heating, a double garage, and ample off road parking.



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.

Entrance Hallway

With wood effect laminate flooring, feature wall panelling, coving to ceiling, access to roof space and storage cupboard housing the gas central heating boiler.

Open Plan Kitchen/ Dining Room

Recently fitted with a stylish shaker style kitchen featuring wooden worktops and an extensive range of units, the space includes a stainless steel 1½ bowl sink set into the work surface with cupboards and drawers beneath, along with an integrated dishwasher. To the adjacent wall is a full height unit housing two built-in Neff electric ovens with sliding doors. A further range of units to the opposite wall incorporates a recess with a American style fridge freezer, wine cabinet, additional storage cupboards, and an integrated microwave. At the heart of the room is a large central island with further cupboards and drawers, along with a breakfast bar. Additional fitted wooden storage runs along one wall, offering extensive shelving and a full height glazed display cabinet with integrated lighting. The room is finished with decorative ceramic tiled flooring, a vaulted ceiling with exposed feature beams, and built in seating within a boxed bay window to the front. A rear facing bay with French doors opens directly onto the private rear gardens.

Living Room

With vaulted ceiling with picture rail and ceiling rose, ornamental fireplace with electric log burner style fireplace inset, set to chimney breast with alcoves to either side, double French doors to the rear.

Downstairs Cloakroom

With quarry tiled flooring, low level flush wc, wash hand basin with decorative tiled surround.

Principle Bedroom

With fitted carpets, coving to ceiling and central ceiling rose, door to:

Ensuite Bathroom

Fitted with a white suite comprising bath with mixer tap and shower head attachment, low level flush wc, wash hand basin with stainless steel taps, heated towel rail, decorative half tiling to walls and wood effect flooring.

Walk in Wardrobe

With extensive range of shelving and hanging space.

Bedroom Two

With fitted carpets and ceiling rose. Door to:

Ensuite Bathroom

Fitted with a white suite comprising bath with mixer tap and shower head attachment, separate shower cubicle with shower unit and waterfall head, low level flush wc, wash hand basin with stainless steel taps, heated towel rail, decorative half tiling to walls, wood effect flooring and access to storage cupboard.

Bedroom Three

With window to the front.

Double Garage

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

Outside

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.

To the rear, the garden is mainly laid to lawn with a patio area surrounded by shrubs and enclosed by fencing.

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, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 8 Mbps & Superfast 2300 Mbps. Mobile Service: Good outdoor and 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.

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



Approximate total area⁽¹⁾
139.3 m²
1499 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.

GIRAFFE360

General Services:

Local Authority: Shropshire Council

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.

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 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.