



Roger
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6 The Armoury, Shrewsbury,
Shropshire, SY2 6PA



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Offers In The Region Of £600,000

An excellent opportunity to acquire four-bedroom, Grade II listed, character property on one of Shrewsbury's premier locations, and within a stones-throw of the popular Prestfelde Primary School.

Originally built around the time of the Napoleonic wars (circa 1800) The Armoury comprised of a number of buildings constructed to store weapons and gunpowder for the Shropshire militia. Other uses across the 19th and 20th Centuries included a upmarket hotel and spa, a venue centre and a Belgian refugee centre in the First World War. Eventually, the buildings became separate individual residences and is how they continue to be used today.





6 The Armoury offers excellent potential to own a substantial home, approximately a mile from the stunning Medieval market town of Shrewsbury. With the possibility of extending and some modernisation, the property allows potential buyers opportunities to enhance what is already beautiful character property (subject to necessary planning permissions).

The property is accessed directly from the London Road, via a shared entrance leading to a private driveway. There is parking for several cars at the front of the property as well as a substantial garage to the property's right side.

Enter into a bright reception hall giving direct access into a grand reception room. The high ceilings and large sash windows, complete with original folding shutters, flood the room with natural light. The original timber floor boards and recessed bookshelves pay due the Georgian era the property was constructed in, making this an excellent room for entertaining. A kitchen/dining/living area is also accessed from the entrance hall and gives the feeling of a spacious area whilst perfectly separating the two areas.

A garden room is accessed from the living/dining area, giving 180 degree views of the garden and a great space to enjoy any time of year. There is a less formal entrance into the kitchen, ideal for day-to-day use.



To the first floor, four bedrooms serviced by a bathroom and a shower room offer ample living space and, due to the plots position, privacy from all angles.

There is a substantial cellar, accessed under the stairs to the first floor, with excellent potential for conversion into living accommodation or as a storage/workshop space. Two windows bring natural light into the space, a unique feature in lower ground rooms.

A large garage, to the right of the property, has a metal up and over door to the front and pedestrian doors into the property and to the rear garden. A W.C. is located to the rear left corner.

The rear garden is very private with lawn and growing space complete with a greenhouse and patio area.

Location

The property is situated in the town of Shrewsbury, convenient for both amenities and transport options, while still benefiting from being in short distance to able to enjoy the stunning Shropshire countryside. Being within walking distance of the town centre, the property is near to many well regarded primary and secondary schools. Shrewsbury boasts its scenic position on the River Seven, which adjoins the Quarry Park, well known for its music and food events. Further afield, Telford and Birmingham can be easily reached from the A5 and M54, and Shropshire being on the country's border allows for routes into Wales.



ENTRANCE HALL

6.43 x 2.07 (21'1" x 6'9")

Wooden panelled front door leads into a generously sized carpeted entrance hall, spanning the width of the original property. The hall provides access into the kitchen, sitting room and first floor via the staircase.

SITTING ROOM

6.43 x 4.18 (21'1" x 13'9")

Stunning original wooden floor, two large sash windows with wooden panelled shutters giving views over the garden. The room features a central fireplace and is plentiful with space for all the family. Two radiators and built in shelving.

KITCHEN

6.03 x 2.33 (19'9" x 7'8")

With fitted wooden kitchen wall and floor units, ceramic tile splashback, laminate flooring, multiple sockets and sink below the window. An archway opens to the dining/living room and there is a separate external access to the front of the property.

LIVING ROOM

6.03 x 3.67 (19'9" x 12'0")

A versatile room, centrally within the property, having carpeted floors and a large glazed sliding door to the garden room, filling the area with natural light. A door allows access to the garage.

GARDEN ROOM

3.30 x 2.75 (10'10" x 9'0")

Part height walls with fully glazed timber frame and carpeted floor. A space to enjoy the garden in all weathers, with double doors leading outside.

GARAGE

6.15 x 5.80 (20'2" x 19'0")

Double garage with metal up and over door, concrete floor and a W.C. with shower. Covered access directly into the house, and door to the rear garden.

CELLAR

6.43 x 4.13 (21'1" x 13'7")

A very useful storage space, with windows to the garden, and a separate wine store room.

MASTER BEDROOM

6.03 x 3.32 (19'9" x 10'11")

Spacious carpeted room benefitting from a wash basin, built in wardrobe and a rear aspect over the property's garden.

BEDROOM 2

4.08 x 3.18 (13'5" x 10'5")

Double room at the front of the property with carpet and windows.

BEDROOM 3

3.38 x 2.87 (11'1" x 9'5")

Carpeted floor and sash window with views to the rear of the property.

BEDROOM 4

2.96 x 2.95 (9'9" x 9'8")

Built in cupboard, part timber boarded walls, carpeted floor and sash window overlooking the garden.

BATHROOM

Suite to include fitted bath, W.C., wash basin and built in airing cupboard with carpeted floor and tiled walls.

SHOWER ROOM

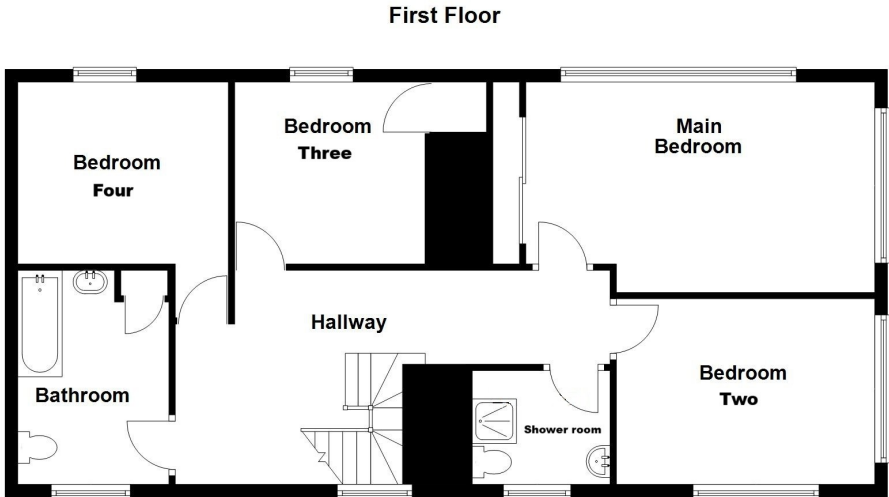
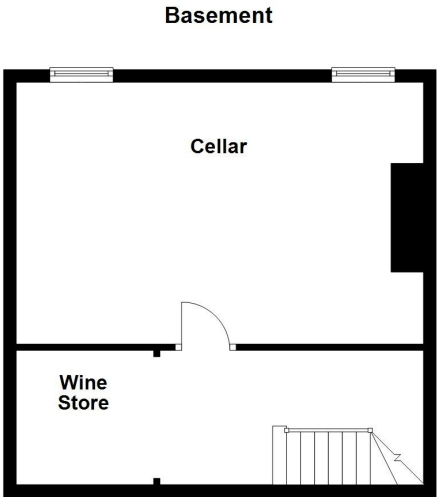
Enclosed shower, W.C. and wash basin with laminate floors and part tiled walls.

OUTSIDE

To the front, a private gravelled driveway and parking area leads on from the shared access, with trees providing screening.

A southeast facing enclosed garden stretches the full width of the property's rear boundary, and can be accessed from either the garden room or through the garage. Partially lawned with an area of patio slab as well as a greenhouse, vegetable bed. Many established plants and shrubs complement the exterior of the house.

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



Total area: approx. 251.6 sq. metres (2707.7 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.

General Services: Gas-fired central heating, mains electricity, mains water supply, mains drainage and ultrafast broadband available.

Local Authority: Shropshire

Council Tax Band: F

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

On the A5 ring road around Shrewsbury, from the Preston Island head southbound to the Emstrey Island. Take the fourth exit along the A5064 'London Road' and continue for approximately one mile. The shared access is located on the left, as identified by the Agent's pointer arrow. 6 The Armoury is the first property on the left hand side.

What3Words: ///craft.deflection.custom

Viewing Arrangements

Viewing of the property is strictly by appointment only through:

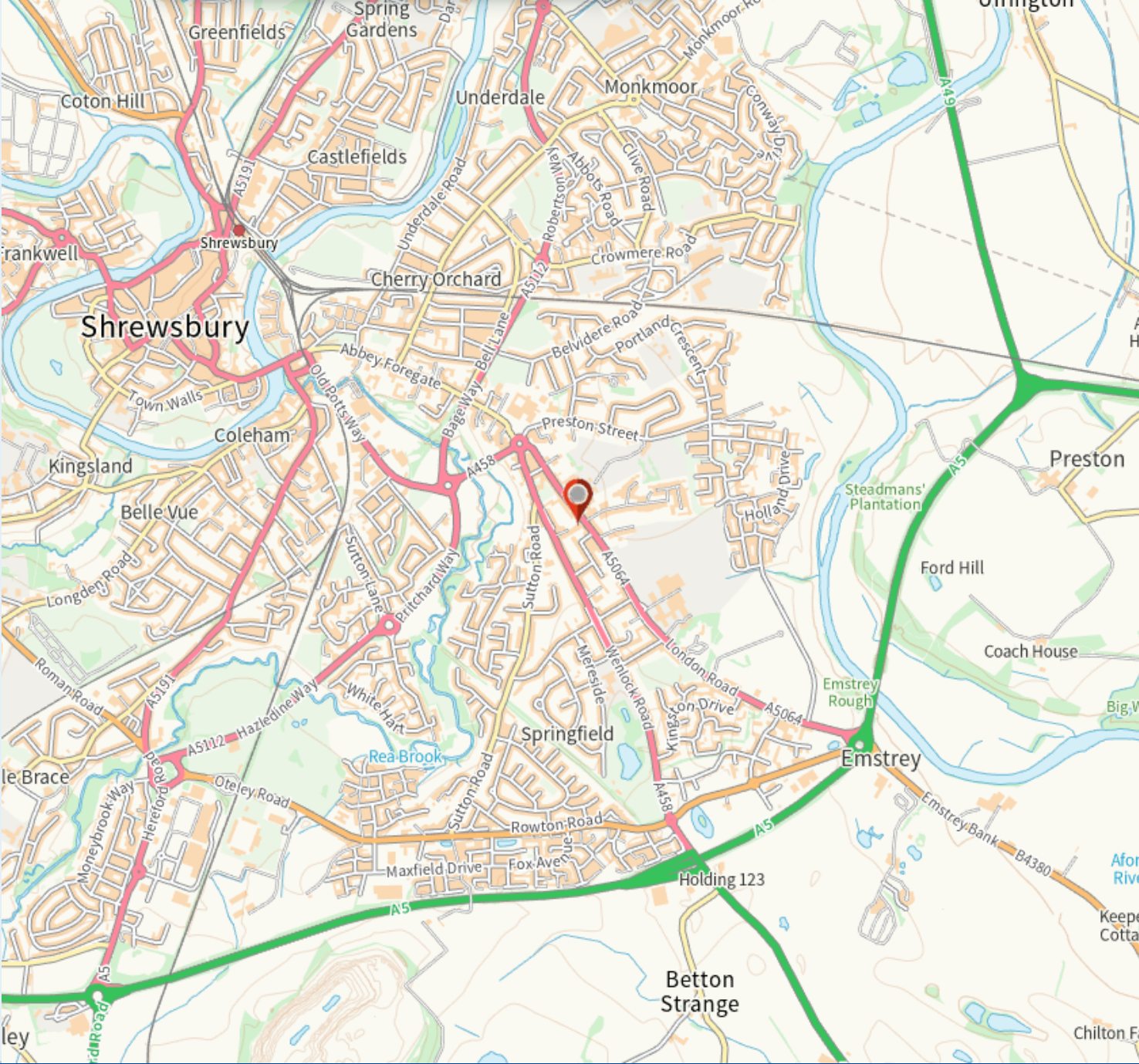
Josh Gray

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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 a 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.