

Roger Parry & Partners

57 Armoury Gardens, Shrewsbury, SY2 6PJ





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Offers In The Region Of £635,000

A truly exceptional four-bedroom family home, offered for sale with NO UPWARD CHAIN, occupying a superb position within one of Shrewsbury's most highly regarded residential areas. This impressive semi-detached residence has been thoughtfully extended, comprehensively enhanced and beautifully appointed by the current owners, creating a substantial and versatile home that combines generous proportions with an exceptional level of finish throughout.

From the moment you step inside, the quality and attention to detail are immediately apparent. The property offers an outstanding blend of elegant living accommodation, contemporary style and practical family space, with every aspect carefully considered to create a home of both character and distinction. The accommodation briefly comprises an entrance hallway, living room, downstairs cloakroom, impressive open-plan extended kitchen/dining/living area and utility room. To the first floor are four well-proportioned bedrooms, one benefiting from a luxury en-suite shower room, together with a modern family bathroom. Externally, the property benefits from a driveway providing ample off-road parking and access to the garage, along with an enclosed rear garden.













Occupying a lovely position, the property is situated approximately one mile from Shrewsbury town centre and is ideally placed for enjoying the wide range of amenities the town has to offer, including shops, restaurants, cafes and leisure facilities. A good selection of local amenities can also be found within the immediate vicinity, while the property is conveniently positioned for access to a range of schools and major transport routes, making it an ideal location for both families and commuters.

Entrance Hallway
Opening into a light airy hallway with parquet flooring.

Living Room
The room benefits from fitted carpeting, a bay-fronted window and a feature period fireplace with a marble hearth, wooden surround and decorative tiled detailing.

Downstairs Cloakroom
With low level flush wc, wash hand basin with waterfall tap and useful cupboard space below, matching parquet flooring and half tiling to walls.

Open plan kitchen/dining/living area
This superb open-plan space is ideal for both everyday family living and entertaining. Flooded with natural light from the skylight windows, the room features matching parquet flooring throughout and bi-fold doors opening onto the garden, creating a seamless connection between the indoor and outdoor spaces and making it perfect for al fresco dining.

This bespoke kitchen is fitted with a range of eye-level and base units, complemented by solid oak work surfaces and a Belfast sink with boiling water tap. Integrated appliances include a double Lamona fridge/freezer, Hotpoint dishwasher, Electriq induction hob with integrated downdraft extractor, Bosch oven, grill and microwave, together with a Bosch plate warmer, ideal for entertaining and larger gatherings.

The living area provides a comfortable and inviting space, featuring fitted carpeting, a feature fireplace with a wood-effect hearth and surround, and a media wall with inset spotlights.

Utility Room
Fitted with a range of matching contemporary base units, incorporating an integrated Indesit washing machine, together with a one-and-a-half bowl sink unit with mixer tap. The room is finished with matching parquet flooring, with a door providing access to the rear garden and garage.

Stairs rise to the first floor landing.

Principal Bedroom
With fitted carpets and door to:

Ensuite Shower Room
Fitted with a modern white suite comprising a walk-in shower with waterfall shower head and additional handheld attachment, low-level flush WC, and wash hand basin with waterfall tap and storage cupboard below. Further benefits include a heated towel rail and marble-effect tiling to both the walls and floor.

Bedroom
With fitted carpets and bay fronted window.

Bedroom
With fitted carpets and feature fireplace.

Bedroom
With fitted carpets.

Family Bathroom
Fitted with a modern white suite comprising a panelled bath with waterfall taps and a waterfall shower head over, together with an additional handheld shower attachment. There is also a wash hand basin with waterfall tap and useful storage cupboard below, low-level flush WC and a heated towel radiator. The room is finished with marble-effect tiling to both the walls and floor.

Garage
With electric up and over doors, spotlights and concrete flooring.

Outside
The property is situated at the end of a cul-de-sac and is approached via a tarmacadam driveway, providing ample off-road parking and access to the GARAGE. To the rear, the garden is mainly laid to lawn with a paved patio area, ideal for al fresco dining, and is 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 5 Mbps & Superfast 2300 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.

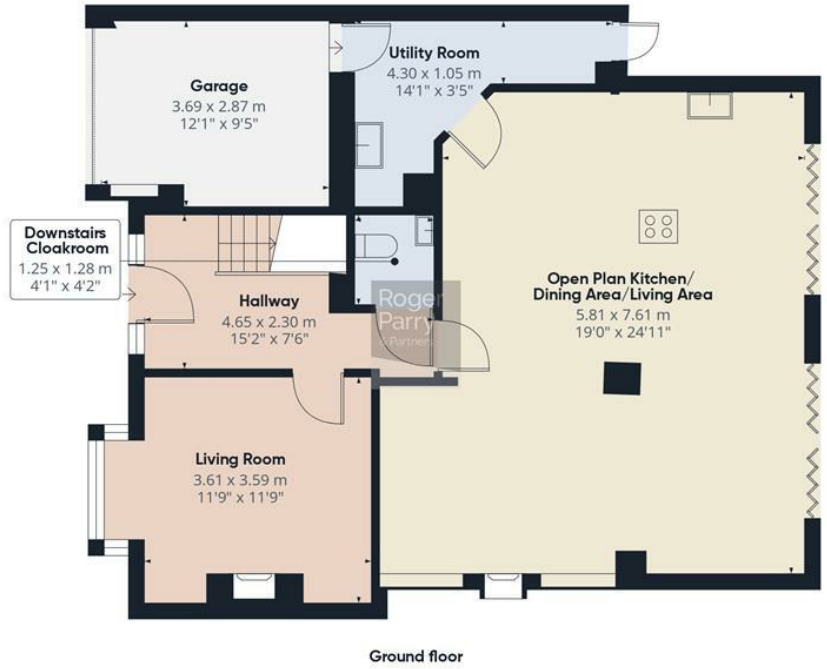
COUNCIL TAX BANDING
We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

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.

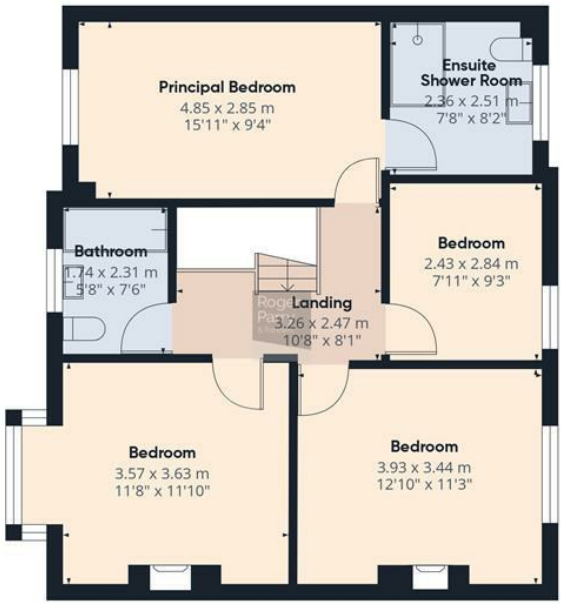
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if 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)



Ground floor



Floor 1



Approximate total area(1)

152.7 m²

1644 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: D
EPC Rating: C
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 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.