



6 The Armoury

Shrewsbury, Shropshire

An impressive and individual Georgian property offering an exciting opportunity

6 The Armoury is an elegant and light Grade II listed Georgian property that has been extended over time. A programme of restoration and refurbishment is required which offers exciting scope for a new purchaser to create a town home of elegance and style



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



PARKING & GARAGE



GARDEN



FREEHOLD



TOWN



2,357 SQ FT



**GUIDE PRICE
£650,000**

The property

6 The Armoury is a majestic Georgian property that has been extended over time creating a wide house with gardens to the front and rear. These is exciting scope for a creative purchaser.

The property is a fine example of Georgian architecture with a modern wing to one side. Period features and architectural details provide immense interest and character both internally and externally. Internally these details include the original staircase, panelled doors, window reveals, deep carved skirting boards and architrave. There are panelled shutters to the sitting room as well as an original wooden floor. Externally the sash windows and wide panelled front door are of significant note, the deeply pitched roof and symmetry to the original property create an impressive and charming Georgian exterior.

The wide front door opens to the large formal reception hall where the staircase rises upwards. The sitting and living rooms all enjoy excellent proportions and offer flexible accommodation for both

entertaining and family living. A modern conservatory enjoys garden views. Located to the front the kitchen is fitted with wooden units and archways through to the living room and conservatory creating a feeling of space and dual aspect views to the front and rear gardens. The useful cellar, wine store, double garage and shower room with WC complete the ground and lower ground floors.

On the first floor are four bedrooms and a large split level landing. These are complemented by a shower room and bathroom.

Outside

Externally, 6 The Armoury is set within a private horticultural oasis of gardens to the front of the property. Mature specimen shrubs and herbaceous planting are complemented by well stocked floral borders and lawn areas with paved al fresco dining areas and a useful greenhouse. The gravel driveway sweeps to the front of the house with parking area and ample space to turn.



Location

Shrewsbury is the county town of Shropshire benefiting from a vast range of independent shopping, leisure and recreational facilities. Along with the Quarry Park that borders the River Severn providing beautiful riverside walks and the venue for a number of annual events including the boat race and the Shrewsbury flower show.

Shrewsbury, additionally, has a wide range of highly regarded schools within both the state and private sectors.

The A5 and M54 offer connections to Telford, Birmingham and Chester whilst airports can be found at Birmingham, Liverpool and Manchester.



Distances

- Shrewsbury 2 miles
- Telford 13 miles
- Ludlow 30 miles
- Birmingham 46 miles
- Aberdovey 70 miles

Nearby Stations

- Shrewsbury

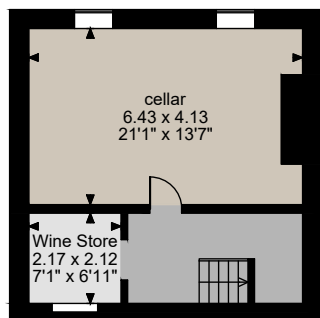
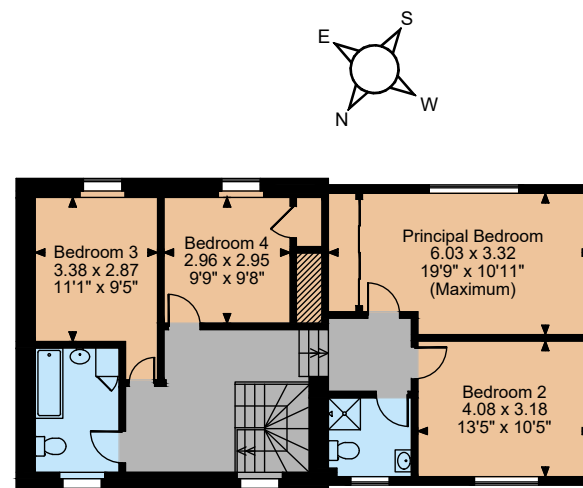
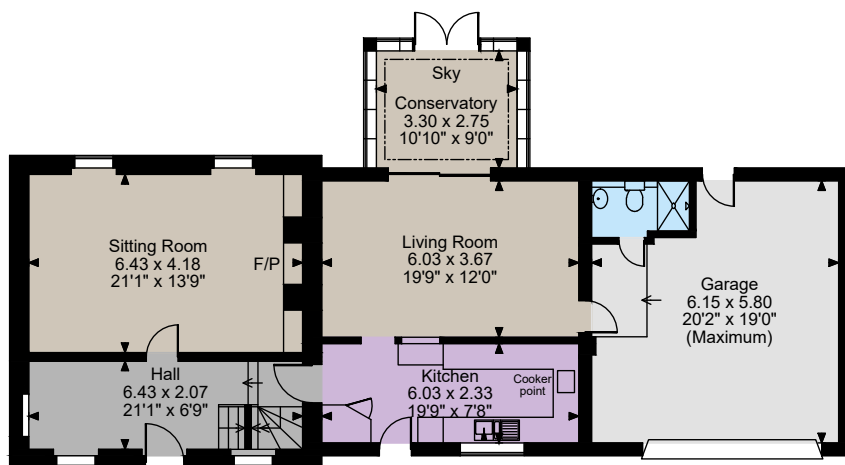
Key Locations

- The Quarry Park
- River Severn
- Theatre Severn
- National Trust - Attingham Park
- Shrewsbury Market Hall

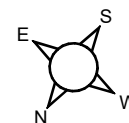
Nearby Schools

- Crowmoor Primary
- St Giles C of E
- Prestfelde Prep School
- Belvidere Academy
- Meole Brace
- Shrewsbury Academy
- Shrewsbury High School
- Shrewsbury School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2,357 sq ft (219 sq m)

Garage internal area 384 sq ft (36 sq m)

For identification purposes only.

Directions

Post Code SY2 6PA

what3words: /// bunny.themes.spill

General

Local Authority: Shropshire Council

Services: Mains electricity, water and drainage. Gas fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Heritage: Grade II listed - List entry number 457394

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiationxx

Wayleaves 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.

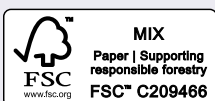
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