



2 Arundel Close, Ruyton Xi Towns, Shrewsbury, SY4 1LU

4 bedroom detached house — £350,000 Freehold

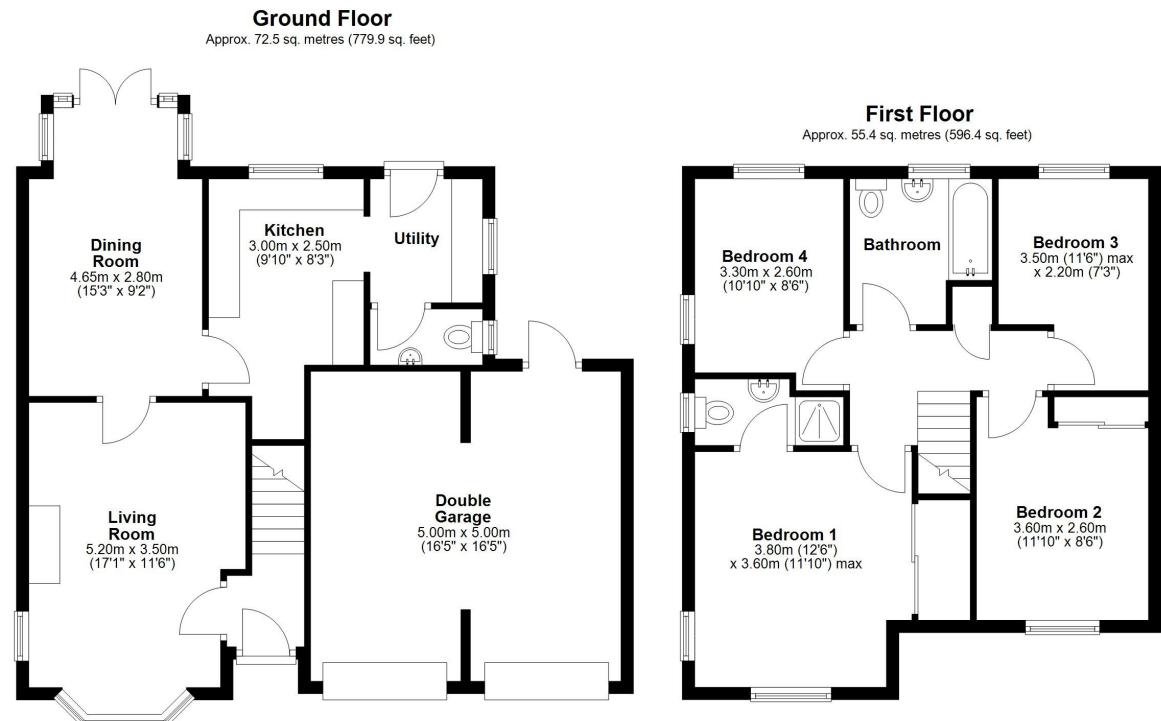
£350,000 Freehold— 4 bedroom detached house

sales@cgpooks.co.uk

Situated within a quiet cul-de-sac, a short walk from the centre of the village, this detached family house offers well-proportioned and practical accommodation, in need of general modernisation, while benefitting from a private rear garden, double garage, and driveway parking.

KEY FEATURES

- Good sized living room with feature fireplace and bay window to front
- Separate dining room, which has been extended, with windows and glazed double doors onto the garden
- Kitchen with a range of fitted units and space for appliances, opening onto the practical utility which connects to both the cloakroom and garden
- Master bedroom with built-in wardrobes and en-suite shower room
- Three further bedrooms, with the second also having built-in wardrobes, and a family bathroom with shower
- uPVC double glazed windows and gas fired central heating throughout
- Private rear garden, laid to lawn with paved sun terraces, planted borders, and gated access to side
- To the front of the property is a driveway providing plenty of parking and access to the double garage, which has power, lighting, door to rear, and potential for conversion
- Although in need of modernisation, this property offers plenty of potential to create a fantastic family home
- Quietly situated within a popular residential area, close to the local park, riverside walks, primary school, pub, and cafe/shop. The village of Baschurch is also just a 5-minute drive away and has many other amenities, including the excellent Corbet secondary school
- Sold with no upward chain



Total area: approx. 127.9 sq. metres (1376.2 sq. feet)







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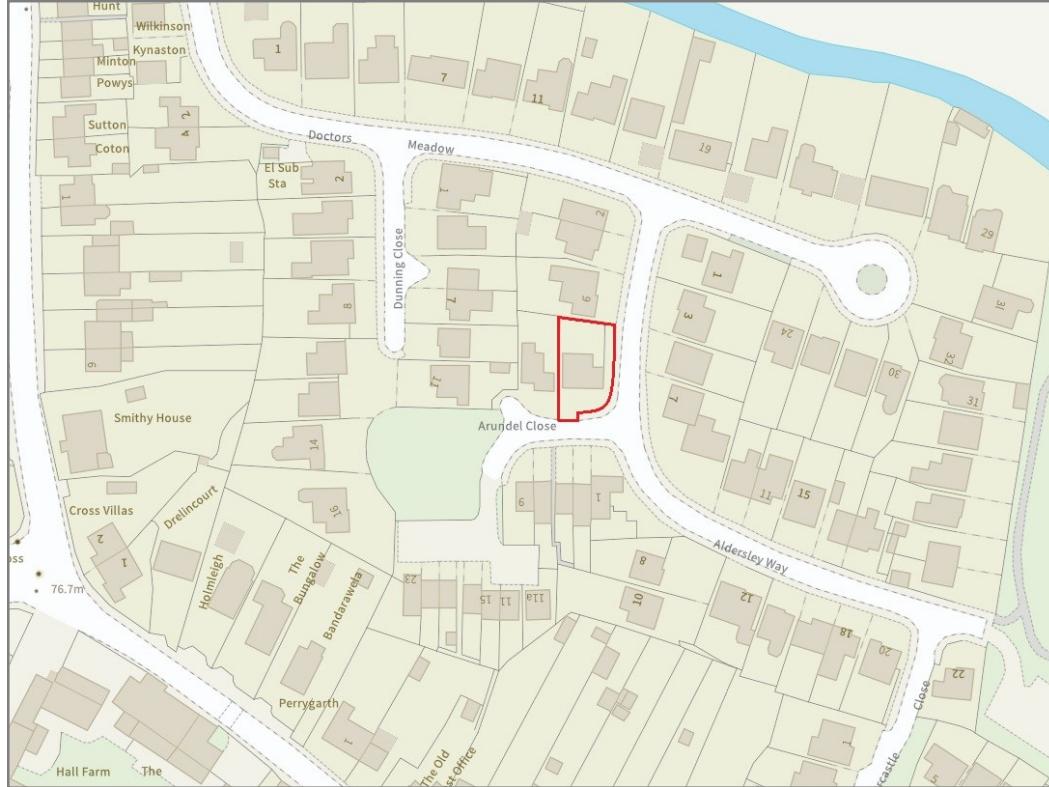
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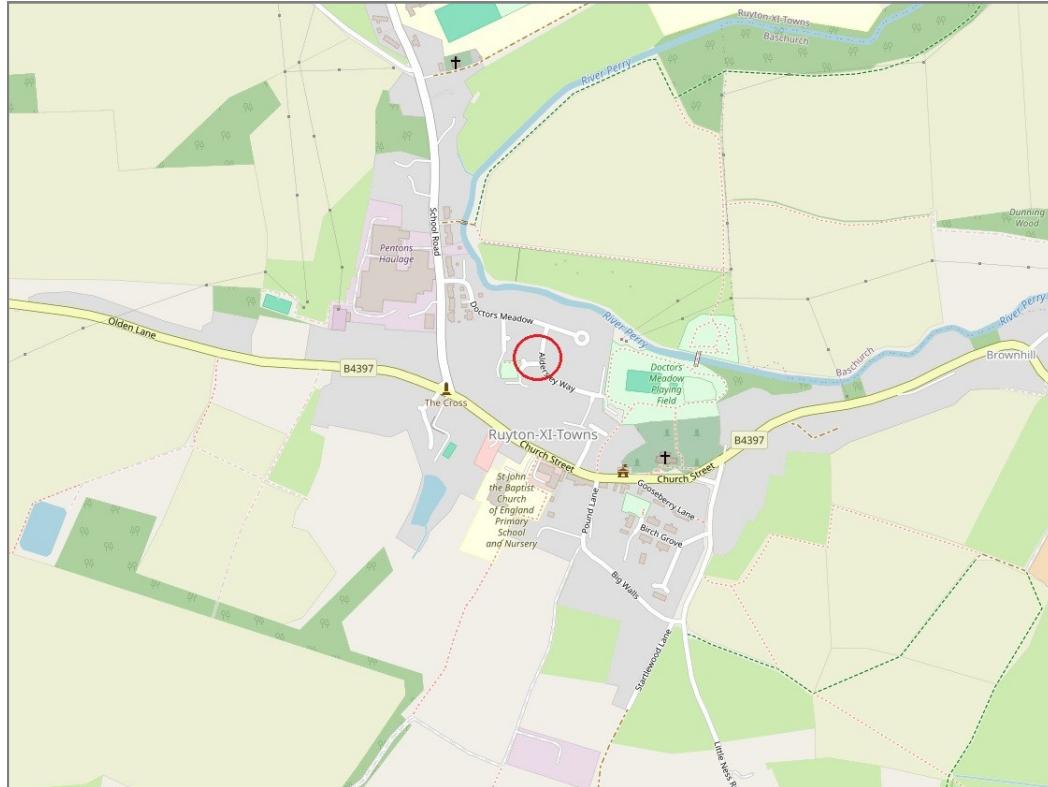
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	TBC
Services	All mains services are connected

 **expert** mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

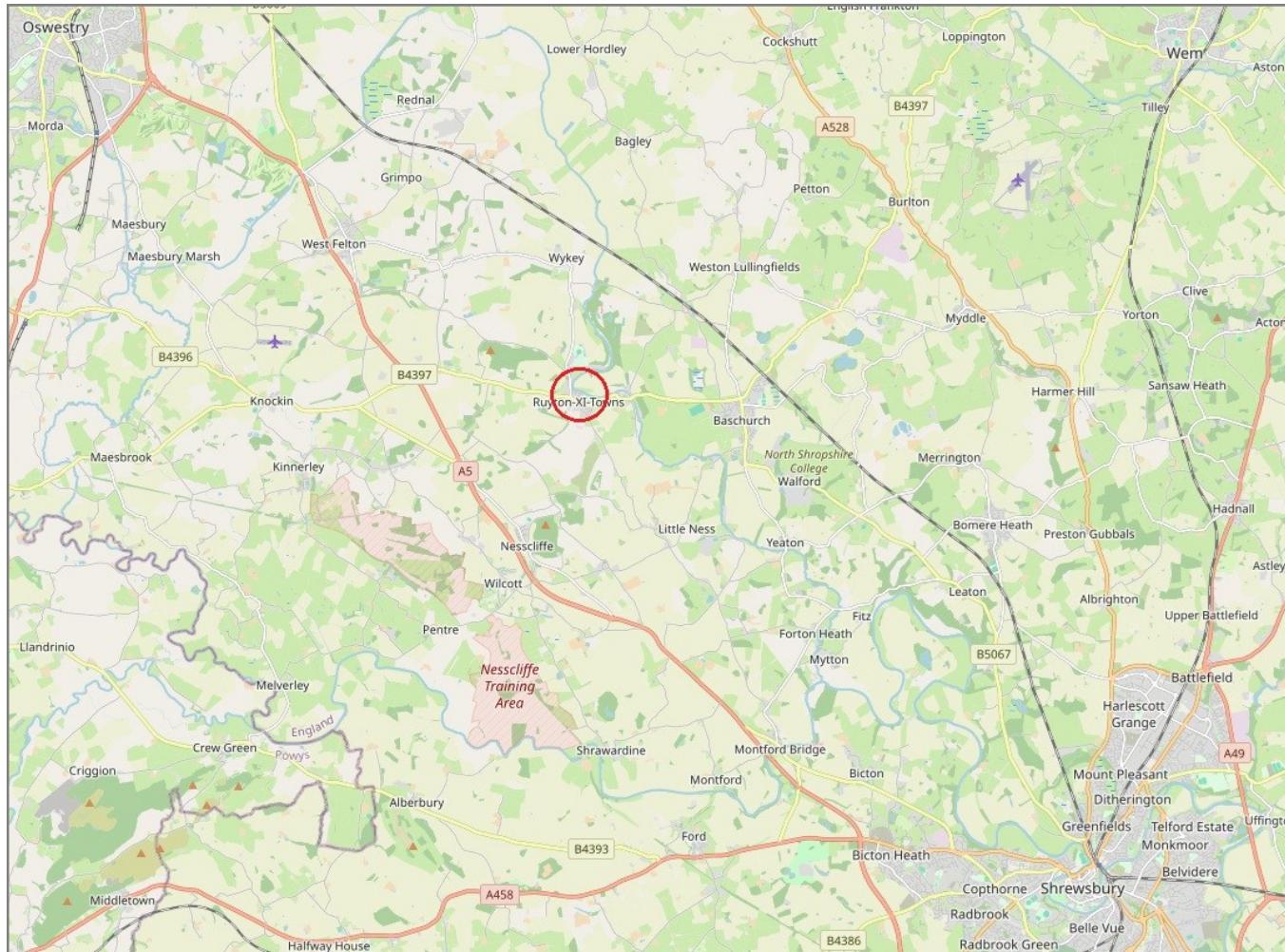
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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