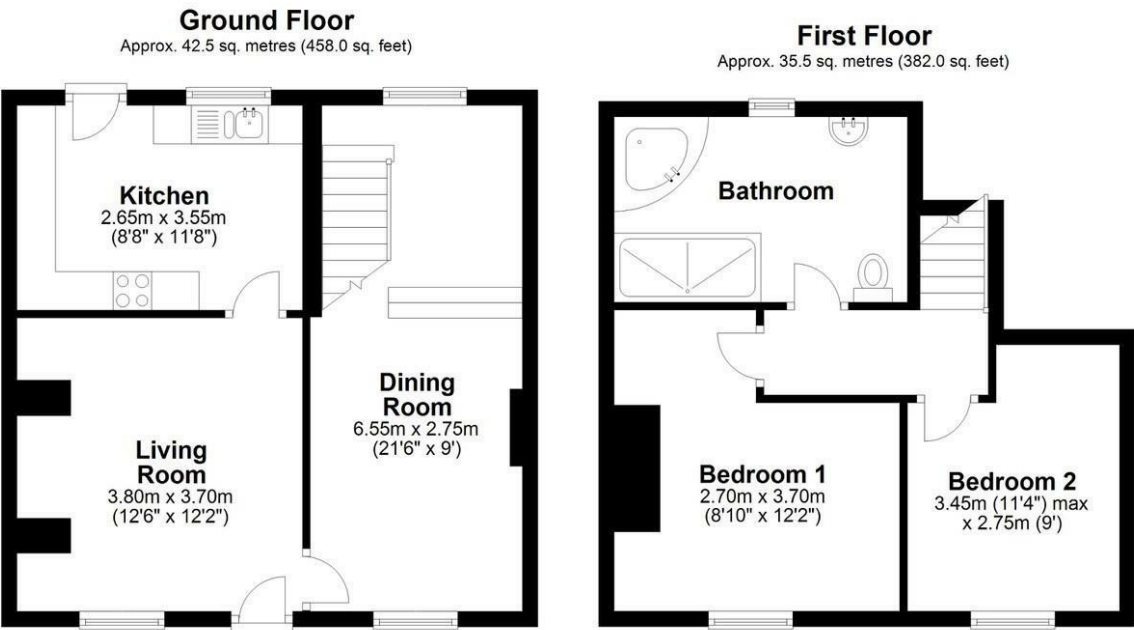


TO LET

Whitehall Cottage Brownhill, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LR



Total area: approx. 78.0 sq. metres (840.0 sq. feet)



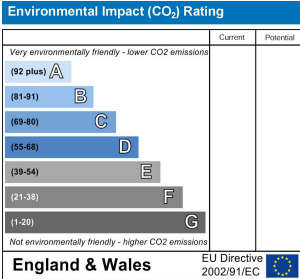
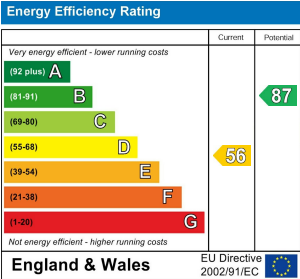
TO LET

£975 Per Calendar Month

Whitehall Cottage Brownhill, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LR

**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



A most attractive and neatly appointed detached house with parking and easily maintained gardens providing delightful views in this sought after village location.



01743 236444

Shrewsbury Lettings  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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01743 236444





2 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



- Attractive Detached Cottage
- Off Road Parking Circa 2 Cars
- Easily Maintained Gardens
- Delightful Views
- Sought After Village Location

#### DIRECTIONS

From Shrewsbury proceed north along the A5 and then continue along the dual carriage way and over the next roundabout. On reaching Shotatton crossroads, turn right for Ruyton XI Towns. Proceed through the village and travel to the far end, just before the mini roundabout the house will be seen on the right hand side.

#### SITUATION

The property is attractively positioned, on the fringe of the village, with gardens overlooking farmland. The village itself provides a good selection of basic amenities including a veterinary surgery, church, primary school and Packwood Haugh preparatory school. The neighbouring village of Baschurch is also popular, which offers a further selection of amenities including the popular Corbet School.

#### DESCRIPTION

Whitehall is an attractive part sandstone detached cottage providing neatly appointed accommodation. Outside there is parking for numerous vehicles whilst the gardens are mostly lawn and offer attractive views over fields.

#### ACCOMMODATION

Panelled part glazed entrance door into:

#### LIVING ROOM

With beautiful sandstone and tiled fireplace, beamed ceiling, step to:

#### KITCHEN

Providing an extensive range of eye and base level storage cupboards and drawers with generous work surface over. One and a half bowl stainless steel sink unit. Space and plumbing for washing machine. Integral BOSCH electric oven and grill with 4 ring electric hob unit over. Part tiled walls and tiled splash. Wall mounted gas fired GLOWORM central heating boiler system. Part glazed panelled door to rear garden.

#### SPLIT LEVEL SITTING ROOM

Ornamental fireplace with tiled hearth. Beamed ceiling. Attractive exposed sandstone and staircase to:

#### BEDROOM 1

#### BEDROOM 2

With access to loft space.

#### BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin with tiled splash. Corner bath. Separate generous walk-in shower cubicle with mains fed shower. Inset tiling and splash screen. Wall mounted heated towel rail. Ceiling downlighters and extractor fan.

#### OUTSIDE

The property is approached over a tarmac driveway which offers parking and leads to twin timber entrance gates which leads onto a brick paved area for circa an additional two vehicles.

#### THE GARDENS

The gardens are positioned to both the front and rear and offer neatly maintained lawns. It should be noted that the rear gardens have a fantastic and attractive outlook over adjoining farmland.

#### GENERAL REMARKS

#### SERVICES

Mains water, electricity, gas and drainage are understood to be connected.

#### TERMS OF LEASE.

Available on an assured shorthold tenancy - minimum of 12 months. A security deposit of £1125.00 (5 weeks) will be required to be held by the DPS.

#### COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

#### VIEWING

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.