

FOR SALE

4 Church Street, Ruyton Xi Towns, SY4 1LA



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Offers in the region of £299,995

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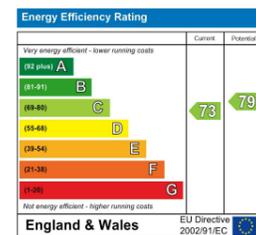
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An extended and now well proportioned three-bedroom semi-detached family home benefitting from versatile living accommodation, single garage, and wonderful gardens which extend to approx. 0.18ac, conveniently situated within the heart of the popular village of Ruyton XI Towns.



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Baschurch (2 miles), Oswestry (9 miles), Shrewsbury (11 miles), Ellesmere (12 miles).

All distances approximate



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Extended and Improved
- Well Proportioned
- Driveway and Garage
- Excellent Gardens ext to 0.18ac
- Convenient for Amenities
- Popular Village Location

DESCRIPTION

Halls are delighted with instructions to offer 4 Church Street in Ruyton XI Towns for sale by private treaty.

4 Church Street is a well appointed three-bedroom family home which has been subject to a range of improvements by the current vendors, including, most notably, a substantial rear extension allowing the property to offer around 1151 sq ft of flexibly arranged living accommodation ideally suited to families, whilst comprising, on the ground floor, an Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, and Cloakroom, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by superb rear gardens which are far larger than might be expected and which have been lovingly maintained by the current vendors to offer areas of lawn interspersed with established floral beds, an attractive patio area, and a productive cottage garden, with, to the front of the property, a driveway which leads on to the single garage.

SITUATION

4 Church Street is conveniently situated within the heart of the popular north Shropshire village of Ruyton XI Towns, a traditional setting which boasts a respectable range of amenities, including Primary School, Public House, and Church, with a convenience store set to open very shortly, thus providing all that one could need on a day to day basis. The property is conveniently situated for access to the larger village of Baschurch and the nearby towns of Ellesmere and Oswestry, all of which offer a more comprehensive array of facilities, including Medical Centres, Restaurants, further Schooling, and a plethora of independent shops and boutiques; with the county centre of Shrewsbury lying around 11 miles to the south.

DIRECTIONS

Leave Shrewsbury to the north via the B5067, passing through the villages of Berwick, Leaton, and Walford Heath until reaching a mini-roundabout in the south of Baschurch, here take the third exit into the heart of the village and, when reaching a T junction, turn left onto B4397 in the direction of Ruyton XI Towns. Continue for around 2.1 miles and into the heart of the village where the property will be situated on the right, identified by a Halls "For Sale" board.

W3W

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SCHOOLING

The property lies within a convenient proximity to a number of well-regarded state and private schools, including St. John the Baptist C of E Primary, Baschurch C of E Primary, The Corbet School, Kinnerley C of E Primary, West Felton C of E Primary, Packwood Haugh School, and Adcote School for Girls.

THE PROPERTY

The property provides principal access via a covered external porch which opens into a welcoming Entrance Hall, where stairs rise to the first floor and a door leads immediately to the left into a well proportioned Living Room which features a window on to the front elevation alongside ample space for seating and a central positioned marble fire surround with storage area to one side. From the Living Room, double opening doors lead through to a versatile Dining Room which could readily serve as a Family Room or Study, depending on the preference of the buyer, from where patio doors exit onto the garden.

The Entrance Hall culminates at a large Kitchen which comprises a selection of base units with work surfaces over and a window overlooking the wonderful gardens beyond, alongside a door which allows access into a useful Utility Room with planned space for white goods and a recessed Cloakroom containing a low-flush WC and hand basin, with the Utility Room further benefitting from a rear access door directly onto the gardens.

Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard, from where doors provide access into three comfortably sized Bedrooms, with the master benefitting from a range of integrated wardrobes and Bedroom two enjoying particularly notable views across the manicured gardens.

OUTSIDE

The property is approached onto a tarmac driveway, flanked to one side by an easily maintained front garden, which leads on to an attached single Garage (approx XX x XX) with metal up and over front access door and with power and light laid on,

The rear gardens are a particularly notable feature of the property and provide a superb accompaniment to the home, with expanses of well maintained lawns interspersed with established and well-stocked floral beds, alongside an attractive patio area situated to the rear of the property, a selection of storage sheds, and a pond. To the northern end of the garden is a productive "cottage" garden comprising a number of fruit and vegetable beds.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall.
Living Room: 5.75m x 3.41m
Dining Room: 4.09m x 3.35m
Kitchen: 5.52m x 2.57m
Utility Room: 3.85m x 1.69m
Cloakroom

- First Floor -
Bedroom One: 3.42m x 3.13m
Bedroom Two: 3.46m x 3.34m
Bedroom Three: 2.49m x 2.26m
Family Bathroom

SERVICES

We are advised that the property benefits from mains water, drainage, electric, and gas.

TENURE AND POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.