

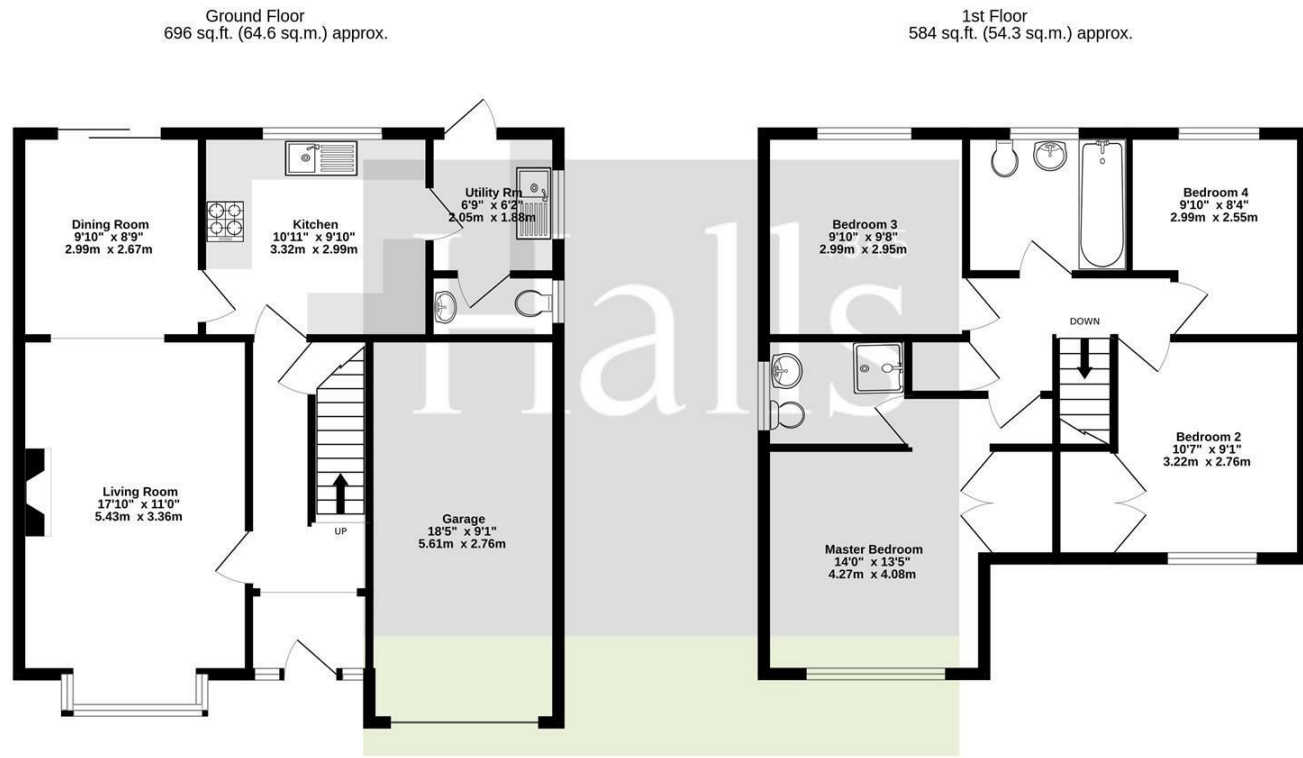
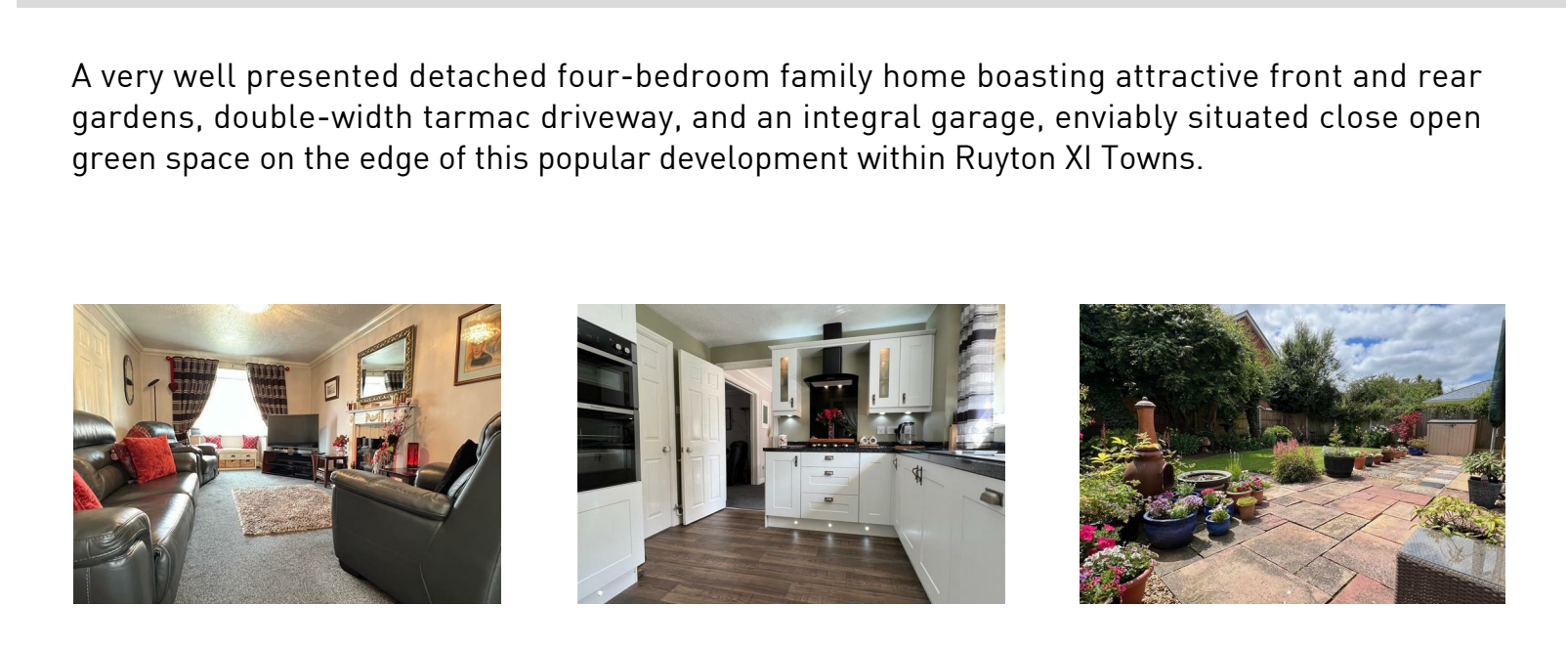
FOR SALE

20 Aldersley Way, Ruyton Xi Towns, Shrewsbury, SY4 1NE



FOR SALE Offers In The Region Of £335,000

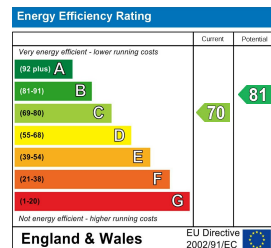
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TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



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Oswestry (9 miles), Shrewsbury (11 miles), Ellesmere (12 miles),

All distances approximate.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Four Bedroom Family Home
- Master With En-Suite
- Attractive Gardens
- Garage and Driveway
- Close to Open Green Space
- Edge of Village Location

**DESCRIPTION**

Halls are delighted with instructions to offer 20 Aldersley Way for sale by private treaty.

20 Aldersley Way is a very well presented detached four-bedroom family home boasting attractive front and rear gardens, double-width tarmac driveway, and an integral garage, enviably situated close open green space on the edge of this popular development within Ruyton XI Towns.

Internally, the property has been much improved and lovingly maintained by the current vendors to at present comprise, on the ground floor, a Reception Hall, Living Room, Dining Room, Kitchen, Utility Room, and Cloakroom, together with, to the first floor, four Bedrooms (Master boasting an En Suite) and a family Bathroom.

The property occupies a generous corner plot allowing it ample gardens to both the front and rear, all of which have been meticulously maintained by the current vendors, and featuring: a number of areas of shaped lawn, well kept floral and herbaceous beds, an attractive patio area, double-width driveway, and an integral single garage.

The sale of 20 Aldersley Way does, therefore, provide the rare opportunity for purchasers to acquire a very well presented detached four bedroom family home with the benefit of gardens, parking, and a garage, situated on the edge of this popular development within Ruyton XI Towns.

**SITUATION**

The property is situated close to open green space on the perimeter of a modern and well-regarded development of properties located on the edge of the popular Shropshire village of Ruyton XI Towns, which contains a number of amenities including: School, Cafe, and Church, whilst also being well placed for access to the larger centres of Oswestry and Baschurch, with the county town of Shrewsbury lying within reasonable commuting distance.

**THE ACCOMMODATION COMPRISES:**

The property is entered via a covered porch through a UPVC front door with opaque double glazed panelling in to an:

**ENTRANCE HALL**

Fitted matwell leading on to wood effect vinyl flooring, carpeted stairs rising to the first floor with a door leading in to an understairs storage cupboard and a further door leading in to the:

**KITCHEN**

10'10" x 9'9" (3.32m x 2.99m)  
A continuation of the wood effect vinyl flooring, UPVC double glazed window on to rear elevation and a fitted kitchen comprising: a selection of base and wall units with quartz effect work surface over, inset one and a half sink with draining area to one side and (H&C) mixer tap above, four ring Cooke & Lewis gas hob with extractor fan above and eye level Blomberg oven and separate grill, integrated Blomberg dishwasher alongside an integrated under counter fridge, with a door leading in to the:

**UTILITY ROOM**

6'8" x 6'2" (2.05m x 1.88m)  
Wood effect vinyl flooring, opaque UPVC double glazed window on to side elevation, UPVC door with opaque glazed panel leading out on to back garden, base units with roll topped work surfaces over, planned space for appliances, inset sink with draining area to one side and (H&C) mixer tap above, tiled splashbacks, planned space for appliances and a door leading in to the:

**CLOAKROOM**

A continuation of the wood effect vinyl flooring, UPVC double glazed window on to side elevation, low flush WC and wall mounted hand basin.

**DINING ROOM**

9'9" x 8'9" (2.99m x 2.67m)  
Fitted carpets as laid, fully glazed UPVC patio doors leading out on to patio area and garden beyond, with a planned walkway leading through to the:

**LIVING ROOM**

17'9" x 11'0" (5.43m x 3.36m)  
Fitted carpet as laid, bay UPVC double glazed windows on to front elevation providing opportunity for a seating area or similar, electric living flame effect heater sat on to marble hearth with panelled and wooden surround.

**FIRST FLOOR LANDING**

A continuation of the fitted carpet as laid, inspection hatch to loft space (with pull down ladder), door leading in to Airing Cupboard housing the hot water cylinder with slatted shelving above with a further door leading on to the:

**MASTER BEDROOM**

14'0" x 13'4" (4.27m x 4.08m)  
Fitted carpets as laid, UPVC double glazed window on to front elevation allowing views over the open green space beyond, two sets of double opening doors leading in to the recessed wardrobe which contains shelving an clothes rails, and a further door leading into the:

**EN-SUITE SHOWER ROOM**

Wood effect vinyl flooring, fully tiled walls, opaque UPVC double glazed window on to side elevation and a bathroom suite to comprise: low flush WC, pedestal hand basin, and shower cubicle with electric shower.

**BEDROOM TWO**

10'6" x 9'0" (3.22m x 2.76m)  
Fitted carpet as laid, UPVC double glazed window on to front elevation and double opening doors leading in to the recessed storage space which has shelving and clothes rail.

**BEDROOM THREE**

9'9" x 9'8" (2.99m x 2.95m)  
Fitted carpet as laid, UPVC double glazed window onto rear elevation.

**BEDROOM FOUR**

9'9" x 8'4" (2.99m x 2.55m)  
Fitted carpet as laid, UPVC double glazed window on to rear elevation.

**FAMILY BATHROOM**

Wood effect laminate flooring and a bathroom suite comprising: a panelled bath (H&C) mixer tap ad shower attachment above, pedestal hand basin separate taps, low flush WC, fully tiled walls.

**OUTSIDE**

The property is approached over a double-width tarmac driveway flanked to either side by areas of lawn and particularly attractive floral beds, with the driveway leading further on to the:

**GARAGE**

18'4" x 9'0" (5.61m x 2.76m)  
Metal roller shutter front access door, concrete floors, power and light laid on, wall mounted Vaillant boiler (installed circa 2020) and with a further pedestrian UPVC door leading out to the side of the property.

A full height timber gate leads, via a paved pathway, alongside of the property to the:

**REAR GARDENS**

A particularly notable feature of the property having been much improved and lovingly maintained by the current vendors to at present comprise: an area of shaped lawn surrounded by established and well-stocked floral and herbaceous beds, with one containing a mature acer providing a good level of privacy. The rear garden also contains an attractive paved patio area which represents an ideal space for outdoor dining and entertaining, with a small walkway to one side offering space for bin storage. The garden is, broadly, south facing allowing it sun throughout the day.

**SERVICES**

We understand that the property has the benefit of mains water, gas, electricity and drainage.

**TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY**

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

**COUNCIL TAX**

The property is in Band ' D ' on the Shropshire Council Register.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.