



FOR SALE

Guide Price £349,995

Purton Villa, Church Street, Ruyton Xi Towns, Nr Shrewsbury, Shropshire, SY4 1LA

An attractive period three bedroom village house with parking, most useful outbuildings and extensive gardens situated in a convenient and popular village centre location.



Oswestry (9 miles), Shrewsbury (11 miles), Ellesmere (13 miles).
(All distances approximate).



- Attractive period village house
- Well presented accommodation
- 3 double bedrooms
- Surprisingly large gardens
- Useful outbuildings (possible Home office & Gym etc)
- Convenient and popular village location

DESCRIPTION

Halls are delighted with instructions to offer Purton Villa, at Ruyton XI Towns for sale by private treaty.

Purton Villa is an attractive period three bedroom village house with parking, useful outbuildings and extensive gardens situated in a convenient and popular village centre location.

The internal accommodation, which is surprisingly spacious, provides, on the ground floor, a Reception Hall, Lounge, Sitting Room, Kitchen and Dining Room together with three first floor Bedrooms, a Family Bathroom and separate Dressing Room. There are useful cellars, providing ideal storage space, a gas fired central heating system and double glazed windows and doors throughout.

Outside, the property is complimented by a concreted drive providing parking space to the side of the property and leading to a garage/workshop.

The gardens are an attractive feature and include a sunken paved patio area providing ideal space for outdoor entertaining, leading up to an area of lawn which continues to a lower area of garden which offers immense potential for landscaping according to one's individual taste and preferences.

Adjoining the rear of the garage are two most useful storage rooms offering potential for continuation as storage or possible conversion into home offices/gym etc.

The sale of Purton Villa does, therefore, provide a rare opportunity for purchasers to acquire a well-presented period village house with most useful outbuildings and excellent gardens in this particularly popular and convenient village centre location.

SITUATION

The property is situated in the centre of the popular village of Ruyton XI Towns, which contains a number of amenities including a primary school, Cafe, and Church, whilst also being well placed for access to the larger centres of and Baschurch and Oswestry, with the county town of Shrewsbury lying within reasonable commuting distance.

THE ACCOMMODATION COMPRISES:

A timber front entrance door opens into a:

RECEPTION HALL

Fitted carpet as laid, carpeted staircase to first floor.

SITTING ROOM

10'9" x 9'10" (3.3m x 3m)

Fitted carpet as laid, attractive fireplace with inset Living Flame coal effect gas fire, double glazed window to front elevation.

LOUNGE

18'4" x 12'9" (5.6m x 3.9m)

Laminated flooring, attractive fireplace with open fire grate (gas connection available), double glazed bay window to front elevation, further double glazed window to side elevation, ceiling coving and a door to a most useful storage area with a further door leading down to the CELLARS (2.9m x 2.59m), providing useful storage space with light laid on.



3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



KITCHEN

12'9" x 10'5" (3.9m x 3.2m)

Fully fitted kitchen, stainless steel 1½ bowl sink unit with a mixer tap, a range of roll top work surface areas, base units incorporating cupboards and drawers, planned space for a dishwasher, planned space for a washing machine, integrated five ring gas hob unit with oven below with matching eye level cupboards, two with glazed fronts for display purposes etc, double glazed windows to side and rear elevations and ceramic tiled flooring and opening through to the:

DINING ROOM

14'1" x 11'9" (4.3m x 3.6m)

Ceramic tiled flooring, double glazed windows to side and rear elevations.

FIRST FLOOR LANDING

Fitted carpet as laid, double glazed window to rear elevation.

BEDROOM ONE

12'9" x 11'5" (3.9m x 3.5m)

Fitted carpet as laid, double glazed windows to front and side elevations, inspection hatch to roof space.

BEDROOM TWO

12'5" x 10'5" (3.8m x 3.2m)

Fitted carpet as laid, double glazed window to rear elevation.

BEDROOM THREE

14'1" x 9'2" (4.3m x 2.8m)

Fitted carpet as laid, double glazed windows to front elevation.

FAMILY BATHROOM

8'10" x 6'6" (2.7m x 2m)

White bathroom suite including a P-shaped jacuzzi bath with mains fed shower over, vanity hand basin with H & C mixer tap, lower flush WC, double glazed opaque window to side elevation, heated towel rail/radiator, ceramic tiled flooring.

DRESSING ROOM

Fitted carpet as laid and providing ample hanging space for clothing.

OUTSIDE

The property is approached over a concreted drive to the side providing ample parking space, leading to double opening gates which open to a further concreted area fronted by a

GARAGE/WORKSHOP

18'4" x 9'6" (5.6m x 2.9m)

Concreted floor, up an over front entrance door, light laid on.

GARDENS

The gardens are an attractive feature of the property and include an extensive paved patio area providing ideal space for outdoor entertaining, leading to an area of lawn which continues to a further, most extensive area of lawn, providing immense potential for landscaping according to one's individual tastes and preferences. There is a timber garden storage shed within the lower section of garden.

OUTBUILDINGS

Attached to the rear of the garage are two most useful storage buildings measuring (4.5m x 2.9m) and (3.6m x 2.9m), both providing immense potential for continuation as useful storage space or possible conversion into home offices, gym etc (subject to the necessary consent).

SERVICES

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

TENURE

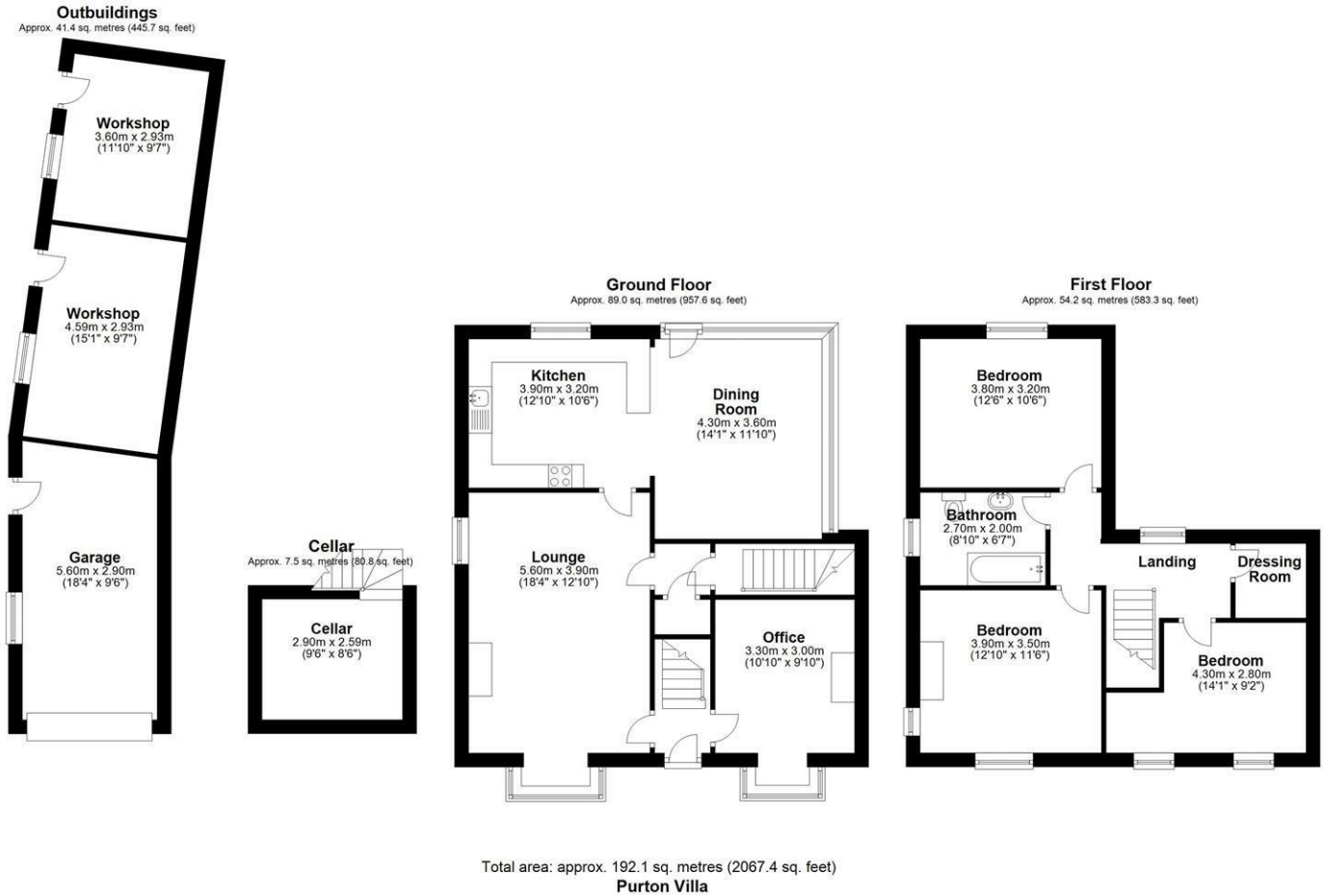
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 03459 789000

VIEWINGS

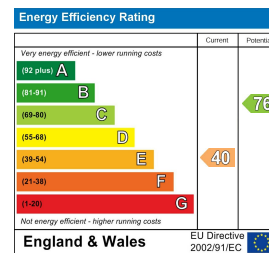
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602.



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Energy Performance Ratings



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