

**FOR SALE**

Offers in the region of £99,995

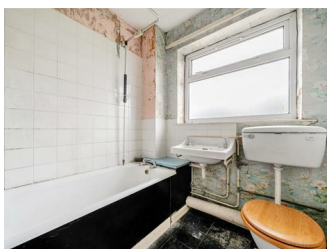
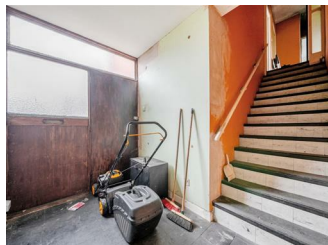
36 Birch Grove, Ruyton Xi Towns, Shrewsbury,
SY4 1LH

A well proportioned two-bedroom first floor apartment offering opportunity for comprehensive renovation and improvement whilst boasting driveway parking and private rear gardens, conveniently positioned on the perimeter of the popular village of Ruyton XI Towns.



Baschurch (2 miles), Oswestry (9 miles), Shrewsbury (10 miles), Ellesmere (11 miles).

All distances approximate.,



- Requiring Improvement
- Deceptively Spacious
- Two Double Bedrooms
- Off Street Parking
- Private Gardens
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer 36 Birch Grove for sale by private treaty, with the property enjoying the benefit of no onward chain.

36 Birch Grove is a a deceptively spacious and predominately first-floor two-bedroom apartment offers around 843 sq ft of well-proportioned living accommodation, all of which now requires a comprehensive scheme of modernisation and improvement, whilst comprising, a Living Room, Kitchen/Breakfast Room, two Bedroom, and a Bathroom, together with a ground floor Entrance Hall containing useful storage areas.

The property is complemented by a generous level of external space, with a partially paved driveway positioned to the front of the property, this leading through, via a covered carport which provides further parking, to private rear gardens which presently feature an area of lawn intersected by a concrete walkway; the gardens provides excellent potential for landscaping and improvement.

SITUATION

The property enjoys a pleasant position on the edge of the popular village of Ruyton XI Towns, a well situated Shropshire village which enjoys a range of amenities, including School, Church, Public House, and Church whilst being well located for access to the nearby centres of Baschurch and Ellesmere, both of which enjoy wider range of facilities, including further schooling, Supermarket, Restaurants, and a range of independent shops. The county centre of Shrewsbury lies around 10 miles to the south and enjoys a comprehensive array of amenities, including cultural and artistic attractions.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including St.John the Baptist C of E Primary School, Baschurch C of E Primary, The Corbet School, Kinnerley C of E School, West Felton C of E Primary, St.Andrew's C of E Primary, Packwood Haugh School, Adcote School for girls, and Ellesmere College.

THE PROPERTY

The property provides principal access via a door which leads into a ground floor Entrance Hall with ample space for boots and coats, and from where stairs rise to the first floor, with a door lead directly on to a general storage area which boasts an external side door into the carport and further onto the garden.

Stairs rise from the Entrance Hall to a first floor landing with a number of recessed storage cupboards, with the landing culminating at a well-proportioned Kitchen/Breakfast Room with window overlooking the rear gardens and opportunity for the installation of a new selection of units. Turning right out of the Kitchen, a door opens into a spacious Living Room which, at over 5m in length, provides ample space for seating and dining areas, alongside a large window overlooking the front.

The eastern element of the first floor comprises two comfortably sized Bedrooms, both of which offer ample space for double beds, and with Bedroom Two featuring a recessed wardrobe. The living accommodation is completed by a family Bathroom positioned between the Kitchen and Bedroom Two, with the room providing scope for the installation of a new suite.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



OUTSIDE

The property is approached off a council maintained cul-de-sac positioned on the perimeter of the village, onto a partially paved driveway, this leading on, via timber gates, to a carport positioned beside the property and offering opportunities for further parking space or covered storage, with an external doorway allowing access directly into the property.

The rear gardens are a notable feature of the property and are larger than might be expected for a property of this nature;, with areas of intersected by a concrete walkways.

THE ACCOMMODATION COMPRISES

- First Floor -

Kitchen: 3.87mx 3.12m

Living Room: 5.16m x 3.48m

Bedroom One: 3.66m x 3.49m

Bedroom Two: 3.66m x 2.73m

- Ground Floor -

Entrance Hall: 2.65m x 1.80m

Store: 2.80m x 1.98m

W3W

///handyman.grinders.sparkles

DIRECTIONS

From Shrewsbury proceed north west along the A5 through Nesscliffe to the Shotatton crossroads and turn right for Ruyton XI Towns. Proceed into the village and through the centre until, shortly after passing the church on the left, a right hand turn leads on to Little Ness Road, with a right hand turn positioned shortly after which allows access into Birch Grove. At a fork in the road on Birch Grove, turn right and the property will be located immediately on the right, identified by a Halls For Sale board.

SERVICES

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

TENURE AND POSSESSION

The property is said to be of Leasehold tenure and we are informed that a lease of 125 years was granted in 1990, thus, approximately 90 years remain unexpired on the lease.

Vacant possession will be granted upon completion of the sale.

SERVICE CHARGE AND GROUND RENT

We are advised of a most recent service charge of £59.87 per quarter, with an annual ground rent of £10

LOCAL AUTHORITY

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

COUNCIL TAX

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

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

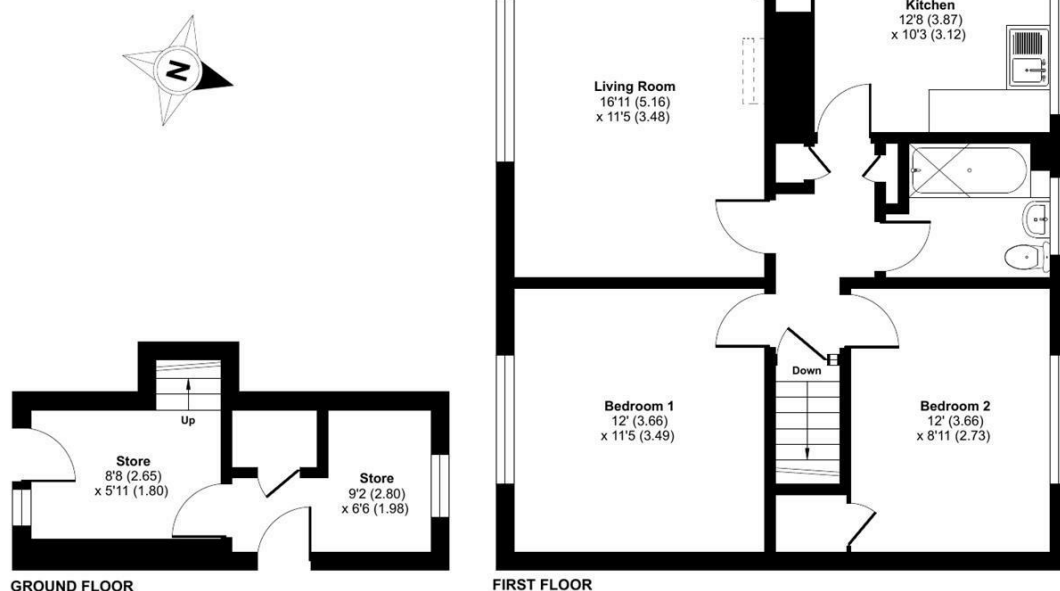
VIEWINGS

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

FOR SALE

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Approximate Area = 843 sq ft / 78.3 sq m
For identification only - Not to scale

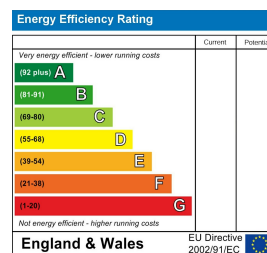


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Halls. REF: 1303663

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 Ratings



01691 622 602

Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



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