



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

*** Auction Guide Price £70,000 - £80,000***

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.



FOR SALE

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 Public Auction.

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.

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.

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: 2.80mx 1.98m

W3W

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1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



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.

METHOD OF SALE

The property will be offered for sale by Public Auction on Friday 27th February 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACTS & LEGAL PACK

The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors solicitors: Mr P Harfitt of Hartfitts Solicitors, 20 High Street, Wem, SY4 5AA or at the Auctioneers offices, Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602, prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

BUYERS PREMIUM

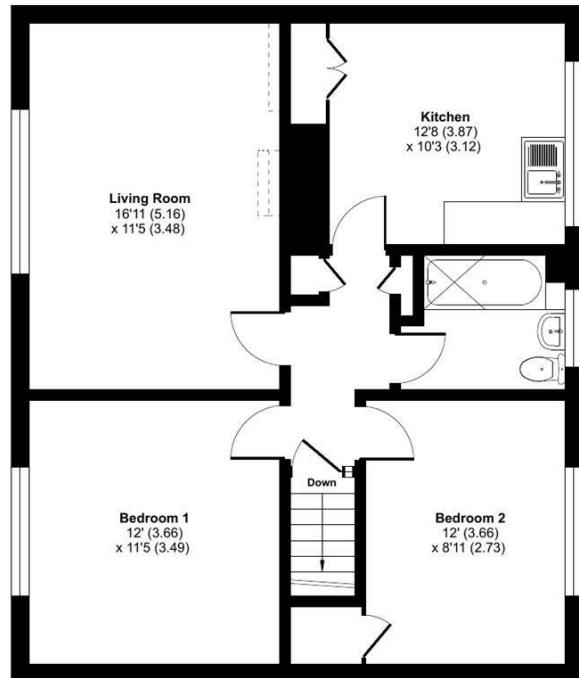
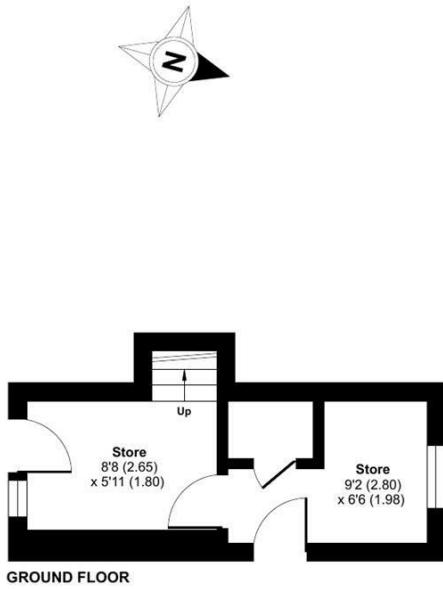
Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £3000, plus VAT (£3,600). This will apply if the property is sold before, at or after the Auction.

** IMPORTANT ANTI-MONEY LAUNDERING (AML) CHECKS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsgb.com/aml-requirements.

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). © nchecom 2025. Produced for Halls. REF: 1303663

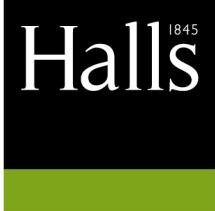


Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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