

FOR SALE



2 Startlewood Cottage Startlewood Lane, Ruyton Xi Towns, Shrewsbury, SY4 1NA

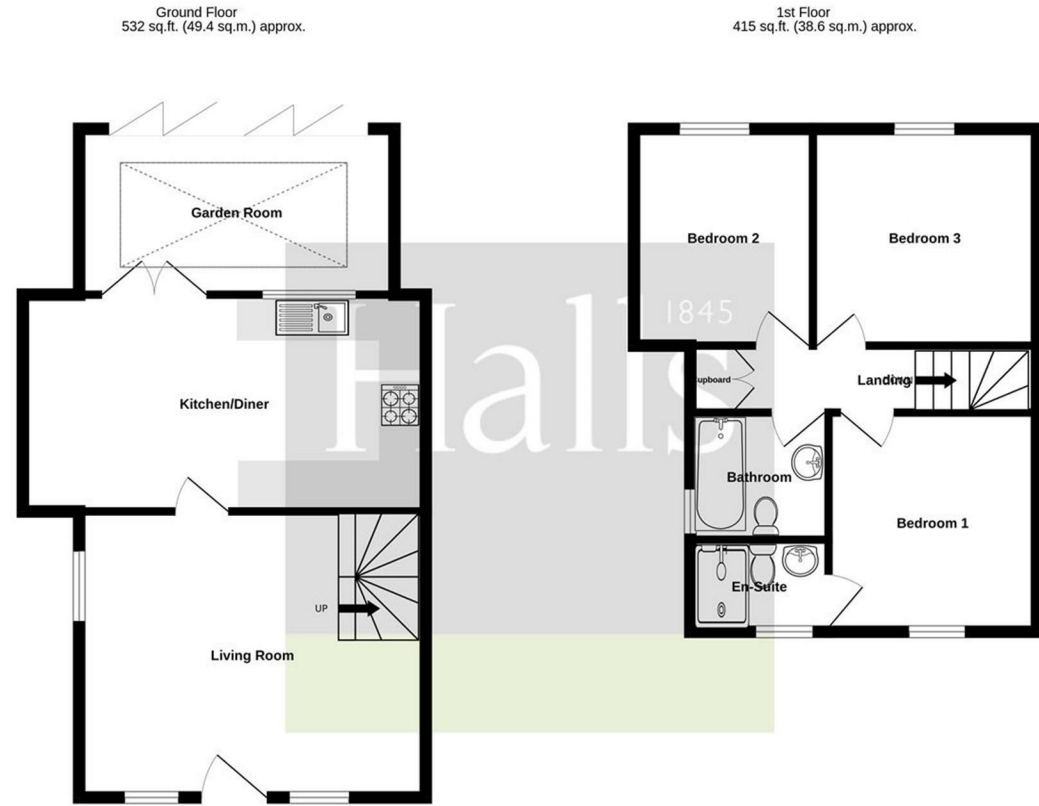


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£1,400 Per Calendar Month

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A beautifully presented charming 3 bedroom cottage with generous gardens and delightful open views over fields and countryside set in an idyllic rural location. The property also benefits from a garden office and outside toilet with sink. AVAILABLE NOW

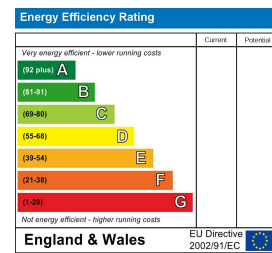


TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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. Made with Metropix ©2024

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



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Available now
- Popular village location
- Garden Home Office
- Log Burner
- Underfloor Heating
- Driveway parking for two cars

GENERAL

A beautifully presented charming 3 bedroom cottage with generous gardens and delightful open views over fields and countryside set in an idyllic rural location. The ground floor offers a delightful living room with attractive fireplace and log burning stove whilst the open living dining kitchen is located to the rear and is fitted with a modern range of units. Bifold doors offer appealing views over the rear gardens and countryside beyond. To the first floor there are three bedrooms, one of which benefits from an ensuite shower room whilst the remaining two are served by the main bathroom. The property is approached over a quarry tiled pathway giving access to the front door while parking is located to the side offering a stone driveway for parking for circa two vehicles. The property also benefits from a garden office and outside toilet with sink.

EPC - D

SITUATION

The property is located in this popular village with the benefit of being within walking distance of many of its amenities which includes 2 pubs, store/post office, church, primary school and the well known Packwood Haugh Preparatory School. Baschurch is also easily accessible with further amenities and the popular Corbett School.

DIRECTIONS

From Shrewsbury proceed north along the new Nesscliffe bypass and continue across the roundabout staying on the A5 heading north until reaching a crossroads, turn right signposted Ruyton XI Towns. Follow this road into the village, past the war memorial on the left hand side and continue along taking the first available right turn after a garage on the right hand side signposted Pound Lane. Follow the lane around to the left onto Big Walls and then take the next right turn onto Startlewood Lane. Continue along and the property will be found on the right hand side.

LIVING ROOM

With attractive oak boarded flooring, delightful fireplace with quarry tiled hearth and feature brick arch housing a Stanley log burning stove. Fitted storage cupboard with shelving over. Staircase leading to first floor.

OPEN PLAN LIVING DINING KITCHEN

FIRST FLOOR LANDING

With inset spotlights, built in airing cupboard housing the gas fired central heating boiler. Doors off and to:

BEDROOM 1

Window with views over fields and door to:

ENSUITE SHOWER ROOM

With tiled floor and providing a modern white suite comprising low level WC, pedestal wash hand basin and shower cubicle with sliding splash screen and inset tiles housing the mains fed shower.

BEDROOM 2

Benefitting from a beautiful outlook over the adjoining farmland and countryside with Berwyn hills in the distance. TV aerial point,

BEDROOM 3

Window with attractive aspect.

BATHROOM

With tiled floor and providing a modern white suite comprising low level WC, pedestal wash hand basin and tiled panelled bath with mains fed shower over and splash screen. Majority tiled walls, shaving light. Inset spotlights and extractor fan.

LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644 . The property is currently registered under Council Tax Band 'B'.

HOLDING DEPOSIT

Holding Deposit - A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

DEPOSIT

Available on an assured shorthold tenancy A security deposit of 5 weeks will be required to be held by the DPS.

VIEWINGS

Through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.