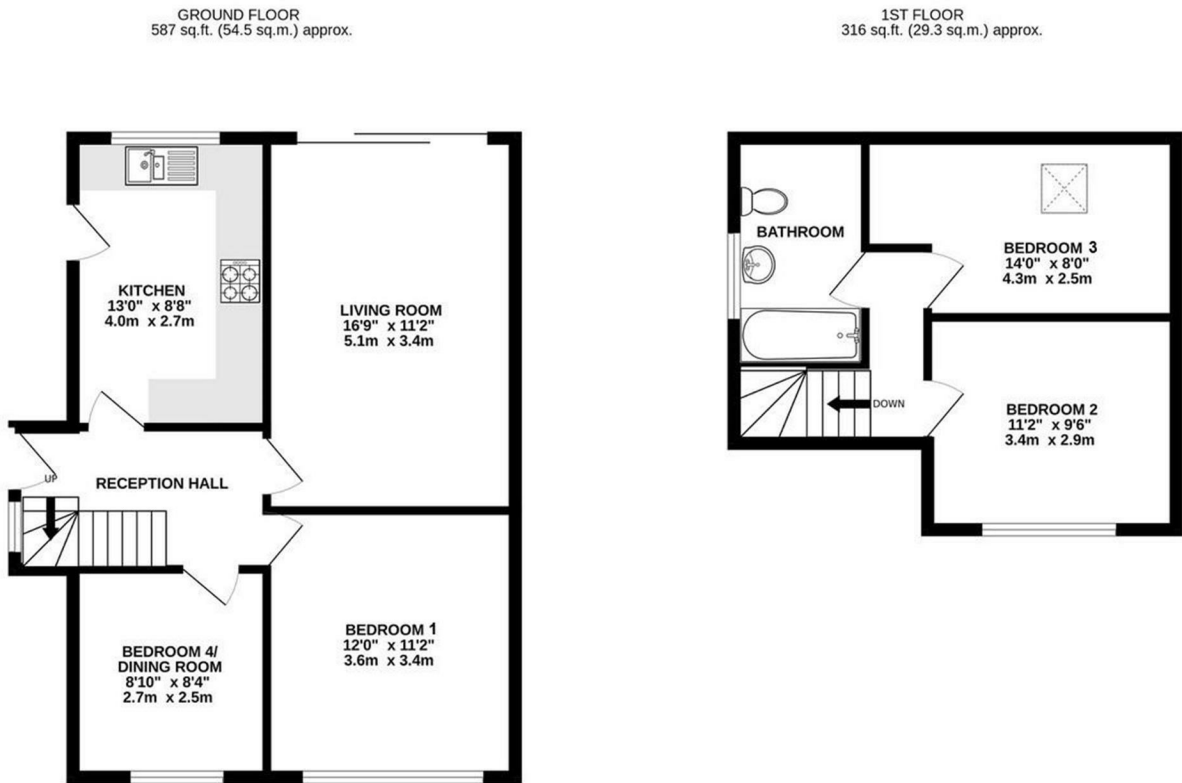


FOR SALE

3 School Road, Ruyton Xi Towns, Shrewsbury, SY4 1JT



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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FOR SALE

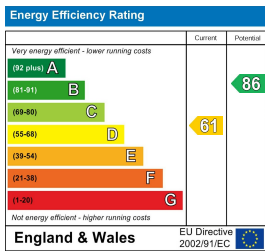
Offers in the region of £279,500

3 School Road, Ruyton Xi Towns, Shrewsbury, SY4 1JT

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



A greatly improved and deceptively spacious semi-detached house offering versatile accommodation, set with large gardens in this popular rural village location.




01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com




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MILEAGES: Oswestry 9.1miles, Shrewsbury 11 miles, Telford 24.8 miles. All mileages are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Sought after village locality
- Extensively renovated accommodation
- Versatile rooms
- Generous driveway parking
- Large gardens with fantastic potential
- NO ONWARD CHAIN

DIRECTIONS
From Shrewsbury proceed north along the new Nesscliffe bypass to a roundabout, proceed across and continue until reaching the Sholatton crossroads. Turn right for Ruyton XI Towns. Follow this road into the village and at the monument turn left onto School Road. Proceed along this road and the property will be seen on the right hand side.

SITUATION
The property is attractively positioned having the benefit of being a short distance from the village's many amenities which include a pub, primary school and the well known Packwood Haugh Preparatory school. Easily accessible is the larger village of Baschurch which provides a further selection of amenities and the popular Corbet school. Commuters will note that the county town of Shrewsbury can be accessed via the A5 as is Chester to the north.

DESCRIPTION
3 School Road is a most desirable and well proportioned semi-detached house, which has undergone numerous improvements including complete internal redecoration and the installation of a brand new kitchen. To the ground floor, the property offers a spacious living room, re-fitted kitchen, main bedroom and study/bedroom four. To the first floor, there are two additional bedrooms and a bathroom. Outside there is a generous driveway parking area, whilst the gardens, which are predominantly positioned to the rear and are especially generous in size, provide flowing lawns, numerous shrubbery beds and borders together with an area of hard standing, ideal for the positioning of outbuildings. It should be noted that the rear gardens do require further attention and would allow all potential buyers an excellent opportunity to introduce their own designs and tastes.

ACCOMMODATION
Panelled part glazed UPVC entrance door leading into:-

ENTRANCE HALL
Staircase to first floor, ceiling downlighters. Doors off and to:-

LIVING ROOM
With sliding UPVC glazed patio doors, offering a lovely aspect over the rear gardens.

RE-FITTED KITCHEN
With tiled floor and providing an attractive modern range of eye and base level soft close units, with extensive work surface area over and incorporating a one and half bowl Leisure stainless steel sink unit and drainer with mixer tap, integral Hotpoint electric oven and grill, with four ring Rangemaster gas hob unit over, fitted splash and extractor hood. Integral fridge freezer, integral dishwasher, ceiling downlighters, window with lovely aspect over rear garden and part glazed UPVC door to side.

BEDROOM ONE
With picture window to front.

DINING ROOM/BEDROOM FOUR

FIRST FLOOR LANDING
Ceiling downlighters, useful built in eaves storage housing the Worcester wall mounted gas fired central heating boiler.

BEDROOM TWO

BEDROOM THREE
With built in eaves storage, roof light with fitted blind overlooking rear garden and towards the village church tower.

BATHROOM
Tiled floor. Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath, with shower attachment. Splash screen, majority tiled walls, range of base level storage cupboards. Wall mounted heated towel rail. Extractor fan.

OUTSIDE
The property is approached over a generous tarmacadam driveway with ample parking.

THE GARDENS
To the front, the gardens offer neatly manicured lawns with raised easily maintained shrubbery beds and borders. Timber door leads to a covered side storage area, external double power socket and cold water tap. The majority of the gardens are positioned to the rear and these are a superb size, offering fantastic potential for future purchasers to introduce their own ideas. Immediately adjacent to the living room is a raised section which would be ideal for a patio/sun terrace entertaining area. Flags then lead down to flowing lawns, containing a number of potential shrubbery beds and borders. To the bottom section of garden, is an area of hard standing with space for the erection of any required outbuildings.

GENERAL REMARKS

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity and gas are understood to be connected. We are told the rainwater drainage is by way of private soak away. None of these services have been tested.

COUNCIL TAX
The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS
Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com