

TO LET

34 Platt Bridge, Ruyton XI Towns, Shrewsbury, Shropshire, SY4 1LS



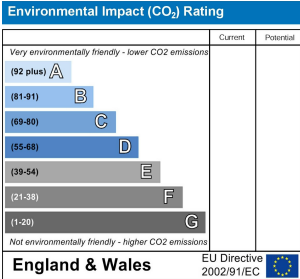
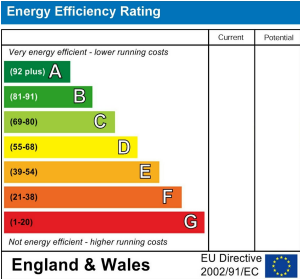
TO LET

£1,025 Per Calendar Month Per calendar month

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Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



An attractively presented mature semi-detached house offering neatly maintained accommodation, set with delightful generous gardens, in a popular rural location. AVAILABLE DECEMBER 2025



01743 236444

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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Attractively Presented
- Semi-Detached House
- Off Road Parking
- Delightful Generous Gardens
- Detached Garage
- Water and drainage included in the rent.

DIRECTIONS

From Shrewsbury proceed north along the A5 and then continue along the dual carriage way and over the next roundabout. On reaching Shotatton crossroads, turn right for Ruyton XI Towns. Proceed through the village and travel to the far end until reaching a narrow bridge. Cross over and the property will be seen on the left hand side.

SITUATION

The property is attractively positioned, on the fringe of the village, with gardens backing onto farmland. The village itself provides a good selection of basic amenities including a shop/Post Office, pub/restaurant, veterinary surgery, church, primary school and Packwood Haugh preparatory school. The neighbouring village of Baschurch is also popular, which offers a further selection of amenities including the popular Corbet School. Commuters have easy access south to Shrewsbury with its excellent shopping centre, whilst north lies Oswestry, with further road links through to Wrexham and Chester.

DESCRIPTION

34 Platt Bridge is an attractively maintained mature semi-detached house, set with parking, garage and generous gardens in a sought after rural locality.

ACCOMMODATION

STORM PORCH

With entrance door leading through to:

LIVING ROOM

With built in original storage cupboards.

KITCHEN DINER

Providing an extensive range of eye and base level storage cupboards and drawers with generous work surface area over and incorporating a stainless steel sink unit and drainer with mixer tap. Part tiled walls.

UTILITY

With tiled floor. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted gas fired central heating boiler. Access door to gardens.

BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Part tiled walls.

FIRST FLOOR LANDING

With doors off and to:

BEDROOM 1

With ornamental fire surround.

BEDROOM 2

With ornamental fire surround.

BEDROOM 3

OUTSIDE

The property is approached over a driveway which is positioned to the bottom of the garden and offers parking for circa 2 vehicles, whilst giving access to a garage.

THE GARDENS

The property is set attractively with generous wraparound lawned gardens containing a number of floral shrubbery beds and borders, together with a variety of specimen trees. There are a couple of useful outbuildings/garden stores.

GENERAL REMARKS

TERMS OF LEASE

Available on an assured shorthold tenancy - minimum of 6 months. A security deposit 5 weeks will be required to be held by the DPS. Water rates and drainage are included in the rent.

SERVICES

Mains water and electricity are understood to be connected. Gas central heating. Foul drainage to a septic tank. None of these have been tested.

COUNCIL TAX

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

VIEWINGS

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