



15 The Quillets, Ruyton XI Towns, Shrewsbury, Shropshire, SY4 1LD

£450,000

This larger style 4 bedroom (2 with En-suite shower rooms), detached house, enjoys a prime setting with double garage and large gardens. Located in a popular village, the accommodation includes: Entrance Hall, WC, Living Room, Sitting Room/Study, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room. Excellent Bedroom Accommodation And Family Bathroom. GCH, DG.
We Highly Recommend Arranging A Viewing.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Recessed Porch

Glazed entrance door with side windows.

Spacious Entrance Hall 16' 11" x 6' 7" (5.15m x 2.01m)

Radiator, wood style laminate flooring, staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with white suite including corner wash basin and WC, radiator, extractor fan.

Living Room 19' 5" into bay x 12' 6" (5.91m x 3.81m)

Attractive feature fireplace with coal effect gas fire inset, 2 radiators, wall and ceiling lights, walk in double glazed bay window to the front.

Sitting Room 16' 8" x 8' 7" (5.08m x 2.61m)

Wood style laminate flooring, radiator, double glazed window to the front. A versatile room currently used as an office/gym.

Dining Room 12' 6" x 9' 10" (3.81m x 2.99m)

Wood style laminate flooring, radiator, double doors to Conservatory and Kitchen/Breakfast Room.

Victorian Style Conservatory 10' 8" x 10' 2" (3.25m x 3.10m)

Of brick and uPVC double glazed construction, wood style laminate flooring, radiator, French doors lead onto attractive rear garden.

Kitchen/Breakfast Room 15' 9" x 10' 11" (4.80m x 3.32m) max

Fitted with an excellent range of wood fronted units, laminated work tops, inset sink unit, tiled surround to work areas. Integrated 4ring gas hob with glass splash back and filter hood above, double oven and dishwasher. Radiator 2 double glazed windows overlooking rear garden.

Utility Room 9' 0" x 5' 5" (2.74m x 1.65m)

Fitted with range of units to match the Kitchen, work top with inset sink unit, cupboard housing gas fired central heating boiler, double glazed window to the front, double glazed door to rear garden, radiator.

First Floor Landing

Radiator, access to roof space, built in airing cupboard.

Bedroom 1 17' 8" x 12' 5" (5.38m x 3.78m)

Excellent range of fitted bedroom furniture including 2 double wardrobes, 2 single wardrobes, bedside cabinets and overhead storage and dressing table. Radiator, large double glazed window to the front.

En Suite Shower Room

Fitted with white suite providing large shower cubicle, wash basin and WC set to vanity unit with storage beneath, fully tiled walls, heated towel rail, extractor fan and shaver socket.

Bedroom 2 10' 10" x 8' 9" (3.30m x 2.66m)

Radiator, built in double wardrobe with mirror fronted sliding doors, double glazed window to the front. Useful over stairs storage cupboard.

En Suite Shower Room

Fitted with shower cubicle, wash basin set to vanity unit with storage, WC, fully tiled walls, extractor fan, radiator, double glazed window to the front.

Bedroom 3 10' 0" x 9' 8" (3.05m x 2.94m)

Radiator, double glazed window overlooking rear garden.

Bedroom 4 11' 4" x 6' 6" (3.45m x 1.98m)

Radiator, built in wardrobe, double glazed window overlooking rear garden.

Main Bathroom

Fitted with 3 piece suite providing bath with shower unit over, wash basin set to vanity unit with cupboard beneath, WC, extractor fan, shaver socket, heated towel rail, double glazed window to the rear.

Outside - Front

Approached through a farm style gate onto a large Tarmac driveway providing ample parking and turning space for several cars. The private garden to the front is laid to lawn with deep shrub beds and trees and vegetable garden. Pathways to either side of the property lead to the rear.

Brick Built Double Garage 19' 0" x 18' 10" (5.79m x 5.74m)

Twin doors one of which is electric, pitched roof, power and lighting.

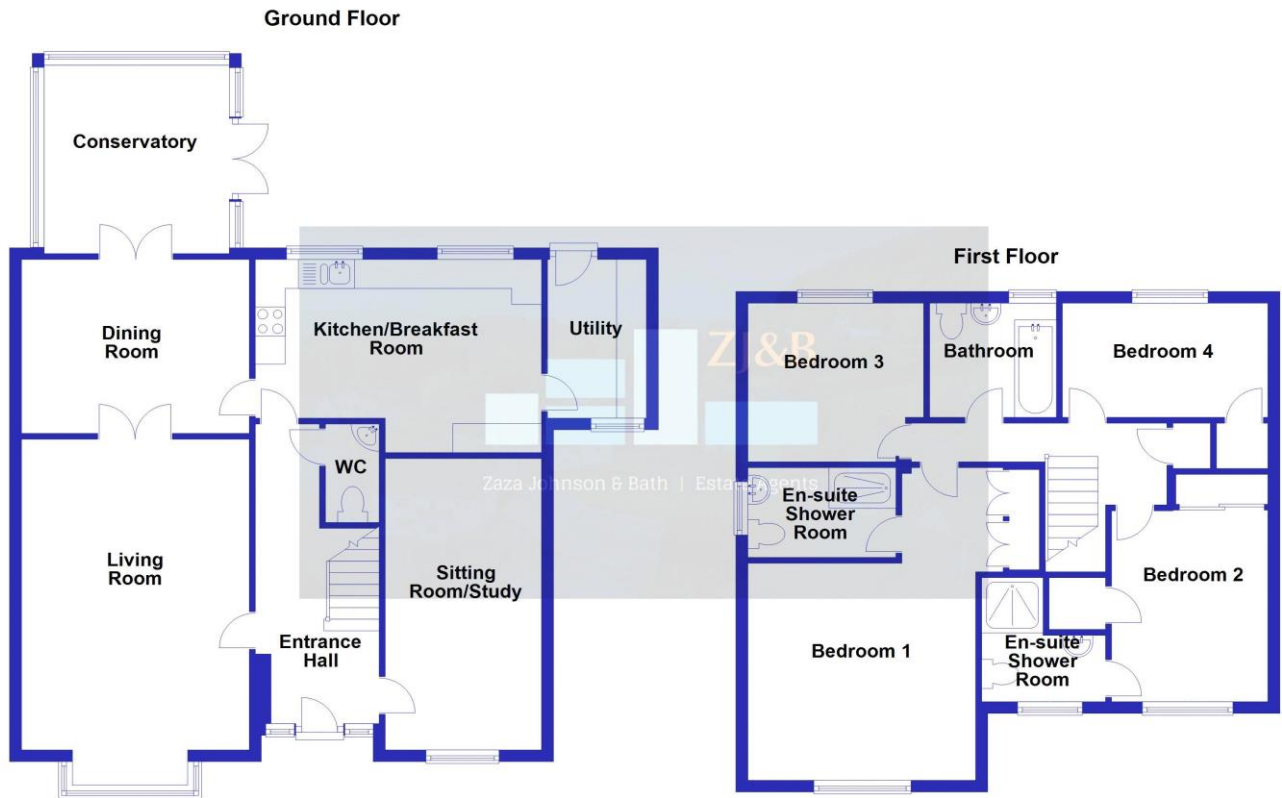
Rear Garden

Beautifully maintained, approached onto an extensive patio which extends around to the side of the property, useful timber shed. The majority of the garden is laid to lawn, particularly well stocked shrub beds and the garden is enclosed by high level close boarded timber fencing with water feature to one corner, external lighting point.

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp. Plan produced using PlanUp.

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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

15 The Quillets Ruyton XI Towns SHREWSBURY SY4 1LD	Energy rating C	Valid until: 22 November 2033 Certificate number: 2321-3932-8209-4627-5290
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Property type: Detached house
 Total floor area: 160 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage