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Estate Agents

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The New House , School Road, Ruyton XI Towns, Shrewsbury, Shropshire, SY4 1JT

£350,000

This attractive individual 4 double bedroom detached house is not to be missed. The property provides excellent living space and is only on the market due to relocation. The impressive accommodation provides: Enclosed Porch, Generous Entrance Hall, WC, Living Room, Dining Room, Large Study/Sitting Room, Well Equipped Kitchen, Main Bedroom With En-suite Shower Room, 4 Piece Main Bathroom, GCH, DG, Detached Garage To Rear, Attractive Garden. Excellent Village Amenities Including Primary School, Pub, Coffee Shop And Close To The Corbet Senior School In The Neighbouring Village Of Baschurch.



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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

Double doors lead to Enclosed Porch with double glazed side windows, entrance door with side window.

Generous Entrance Hall 12' 0" x 7' 3" (3.65m x 2.21m)

Attractive staircase leads to First Floor Landing.

Cloakroom/WC

Fitted with wash basin and WC.

Living Room 15' 6" x 12' 1" (4.72m x 3.68m)

Sensibly designed, to the rear of the property, double glazed sliding patio doors lead on to attractive garden, ornamental fireplace with Living Flame gas fire inset, further double glazed window to the side, double doors to

Dining Room 12' 1" x 10' 0" (3.68m x 3.05m)

Double glazed window overlooking rear garden.

Study/Sitting Room 12' 0" x 9' 2" (3.65m x 2.79m)

Located to the front of the property, double glazed bow window.

Kitchen 12' 0" x 8' 6" (3.65m x 2.59m)

Fitted with oak style units, worktops, splashbacks, inset sink unit, integrated electric oven and gas hob with extractor hood above, washing machine and fridge/freezer, freestanding dishwasher included in the sale, double glazed bow window to the front.

Spacious First Floor Landing

Loft access with fold down ladder and lighting. Built in airing cupboard housing Worcester gas central heating boiler.

Bedroom 1 14' 7" x 11' 5" (4.44m x 3.48m)

Double glazed window overlooking rear garden, freestanding wardrobes across one wall.

En Suite Shower Room

Fitted with shower cubicle with electric shower unit, wash basin, WC, bathroom cabinet.

Bedroom 2 11' 1" x 11' 3" (3.38m x 3.43m)

Double glazed window overlooking rear garden, freestanding wardrobe and set of drawers.

Bedroom 3 13' 0" x 9' 4" max (3.96m x 2.84m)

Double glazed window to the front.

Bedroom 4 9' 6" x 7' 2" (2.89m x 2.18m)

Double glazed window to the front.

Bathroom

Fitted with 4 piece suite including bath, tiled shower cubicle with electric shower unit, wash basin, WC, double glazed window to the front.

Outside - Front

The property is approached from a common entrance onto a spacious Tarmac driveway providing ample parking and turning space for a number of vehicles. Gravelled area with stone and brick wall to the fore. Gated pathways to either side of the property.

Rear Garden

Enjoying a westerly orientation, the rear garden is approached onto a flagged patio, low brick wall with steps leading to gravel pathway with neat lawns and borders and further paved seating area. The garden is enclosed by brick walling and fencing. Useful timber shed with power and lighting.

Garage

Detached Garage located to the rear of the property with Tarmac driveway, metal up and over, power and lighting.

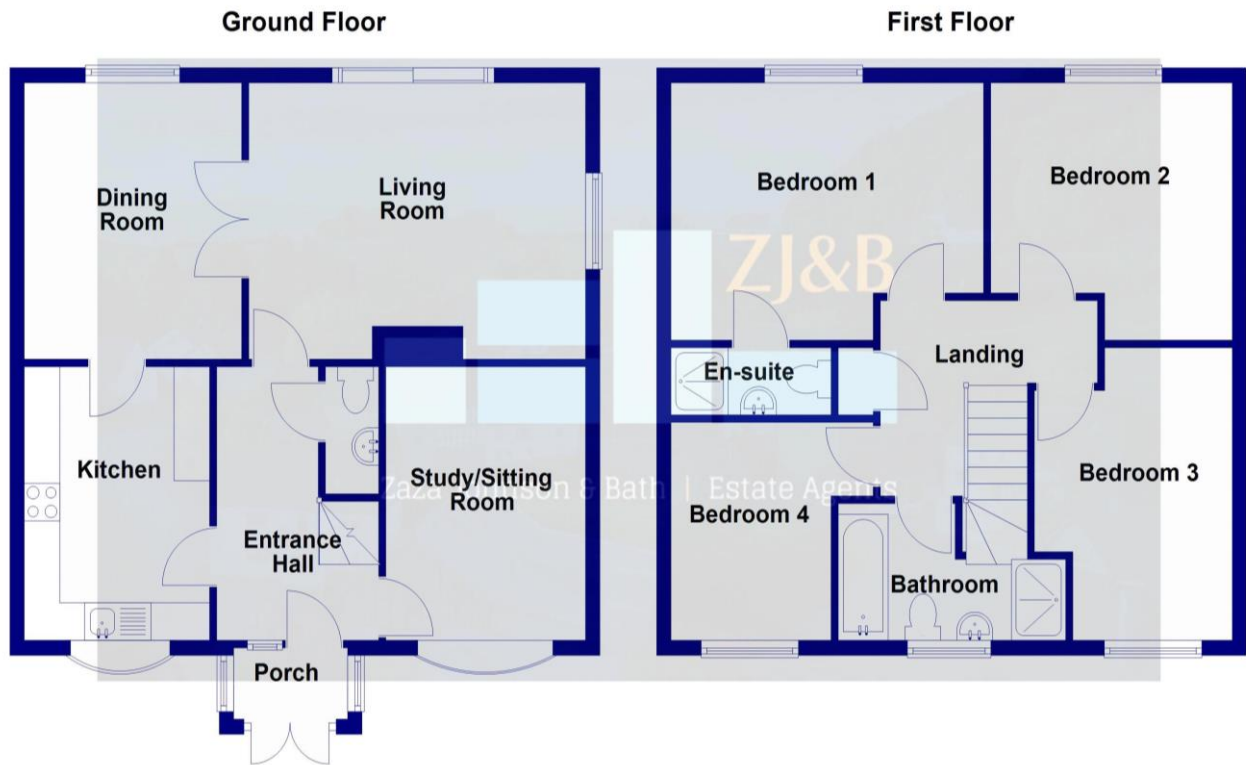
Fixtures and Fittings

Fitted carpets as laid, light fittings, curtains and blinds are included. Certain items of furniture may also be available if required. Only those items described in these particulars are included in the sale.

Council Tax Band D

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**



The New House, Ruyton XI Towns

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

THE NEW HOUSE SCHOOL ROAD RUXTON XI TOWNS SWANSEA SA4 1JY	Energy rating C	Valid until: 8 June 2031 Certificate number: 1406-3726-2000-1009-0002
Property type Detached house		
Total floor area 119 square metres		

Rules on letting this property

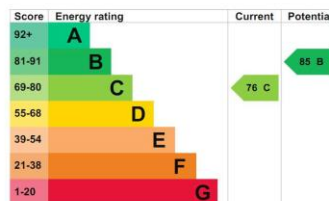
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-should-achieve-property-minimum-energy-efficiency-standards-and-not-pose-a-risk) (<https://www.gov.uk/guidance/landlords-should-achieve-property-minimum-energy-efficiency-standards-and-not-pose-a-risk>).

Energy rating and score

This property's 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

Breakdown of property's energy performance



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