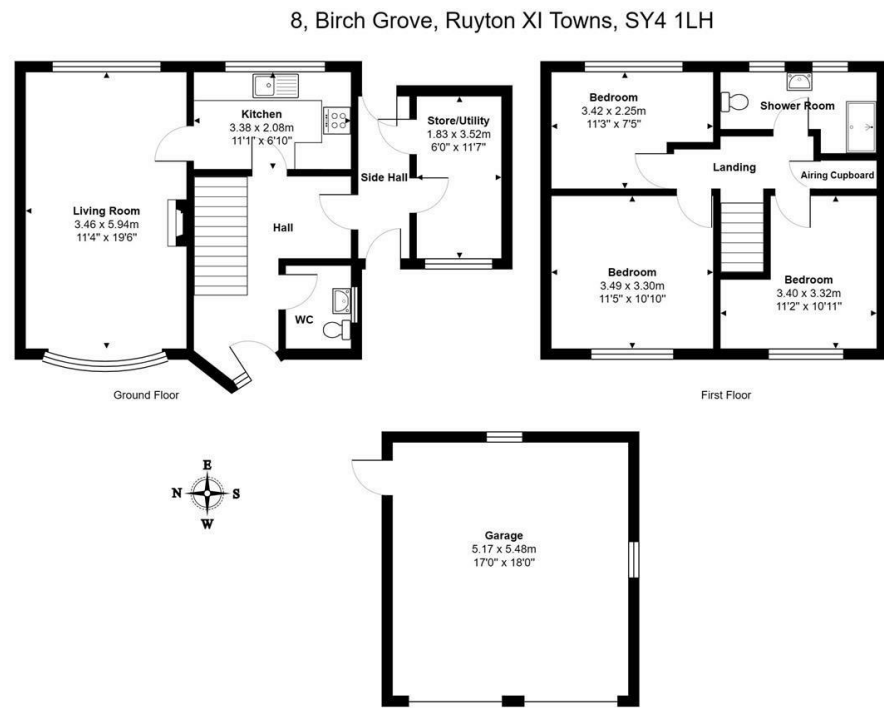


FOR SALE

8 Birch Grove, Ruyton XI Towns, Shrewsbury, SY4 1LH



FOR SALE

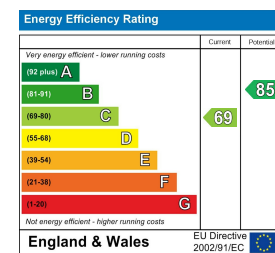
Offers In The Region Of £239,950

8 Birch Grove, Ruyton XI Towns, Shrewsbury, SY4 1LH

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



An attractive and well proportioned semi detached house set in large well stocked gardens with double garage, in a sought after position on the fringe of the village, with quick access to country walks.



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Attractive Semi Detached House
- Well Proportioned Layout
- Scope To Improve
- Beautiful Gardens
- End Cul De Sac Position
- Easy Access To Walks And Village Amenities

DIRECTIONS

From Oswestry proceed south along the A5 to the Shotatton crossroads and turn left for Ruyton XI Towns. Proceed into the village and through the centre, continue up the bank and just past the church turn right onto Little Ness Road. Continue a short distance then turn right into Birch Grove, bearing left and to the end of the cul de sac, the property will be seen on the left hand side.

What3Words: roosters.vanilla.easily

SITUATION

The property is well situated towards the fringe of this popular village, sitting on the doorstep to open countryside with the benefit of rear access immediately on to Little Ness lane and its' country walks. Set at the end of a cul de sac, the property is within walking distance of village amenities, including a pub, primary school, coffee shop and veterinary centre. The neighbouring village of Baschurch also offers a range of amenities, including a Spar shop, takeaway food outlets, a popular pub / restaurant and the Corbett School and doctors surgery.

Further afield Oswestry is easily accessible with its' shopping centre and range of amenities, whilst Shrewsbury also offers a comprehensive centre for amenities.

DESCRIPTION

This appealing semi detached house offers an excellent opportunity for those seeking a house to move into, whilst having the opportunity to undertake some improvements, which will enable purchasers to put their own stamp on the finish to this well proportioned home. The accommodation itself features a good size reception hall with rear access to a covered passageway which links to a very useful general store / utility. There is a combined lounge / diner with a lovely bay window to the front and fireplace with gas fire. The dining area then looks out on to the lovely rear garden. The kitchen is particularly attractive with country style fittings and a selection of appliances. Families will be pleased to note that there is a downstairs cloaks / WC. On the first floor there are three good sized bedrooms served by a shower room. The house is fitted with UPVC double glazed windows.

Outside, it is rare to find a detached double garage with this this style of property, which will no doubt be attractive to car enthusiasts. Alternatively, part of the garage could be used as a workshop. The gardens are a lovely feature, quite generous in size, abundantly stocked and full of colour, with lawns and an abundance of flowering shrubs.

ACCOMMODATION

RECEPTION HALL

With cloaks area, under stairs storage cupboard, staircase rising to the first floor.

GUEST CLOAKS / WC

With tile effect vinyl floor covering, pedestal wash hand basin, close coupled WC.

LOUNGE / DINER

With attractive oak effect laminate flooring, feature fireplace with decorative wood surround, inset marble effect panels and hearth with inset coal effect gas fire, wide bow window to the front, ample space for dining table.

KITCHEN

Attractively fitted with country style cream coloured faced units, including base and eye level cupboards with drawer unit, fitted granite effect worktop with tile splash and built-in stainless steel sink unit, slot-in gas CANON COOKER with FOUR RING GAS HOB and fold-down glazed screen and DOUBLE OVEN, stainless steel extractor hood over, slot-in HOTPOINT WASHING MACHINE, tall matching pantry cupboard with pull-out storage trays, ceiling downlighters, and tile effect vinyl floor covering. Worcester gas fired central heating boiler.

FIRST FLOOR LANDING

With walk in airing cupboard containing factory insulated hot water cylinder with immersion heater and slatted shelving. Access to loft space.

BEDROOM 1

With front window aspect.

BEDROOM 2

L shaped with front window aspect.

BEDROOM 3

With attractive rear window aspect onto the garden.

SHOWER ROOM

With vinyl floor covering, corner shower cubicle having aqua style panelled walls with direct feed shower unit, pedestal wash hand basin, close couple WC, wall cabinet, chrome ladder radiator.

From the rear of the reception hall a door gives access to:

SIDE PASSAGEWAY / HALL

With front and rear access doors, further doors to:

FREEZER / UTILITY ROOM

With power and lighting, wall cupboard.

OUTSIDE

Fronting the double garage is a concreted hard standing for two cars.

DOUBLE GARAGE

Approximately 17'10" x 16'7", built of sectional concrete with a pre-formed metal sheeted roof, metal twin up and over entrance doors, lighting and side pedestrian access door.

THE GARDENS

These are an attractive feature to the property, being of a generous size and comprising a lawn to the front with laurel and privet hedging, along with a mature rose. Further rose bed is adjacent to the freezer / utility room. A separate pedestrian gated access leads along the side of the garage with a storage area to the rear and then steps to a TIMBER PERGOLA with climbing plants and a brick seating area.

The rear garden is raised with a shaped lawn, deep beds providing mature flowering specimen shrubs, which forms one half of the garden. The remaining half then has been landscaped with a circular paved seating area with various pathways leading away, four beds which have been extensively planted out with specimen shrubs, trees and a small lawn. Along the rear boundary is a wicket gate which leads out onto a lane at the rear and some lovely country walks. External cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid, light fittings and curtains are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. Gas fired central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

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

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@halls.gb.com