



6 Dunning Close, Ruyton Xi Towns, Shrewsbury SY4 1LY

4 bedroom detached house — £375,000 Freehold

6 Dunning Close, Ruyton Xi Towns, Shrewsbury SY4 1LY

£375,000 Freehold—4 bedroom detached house

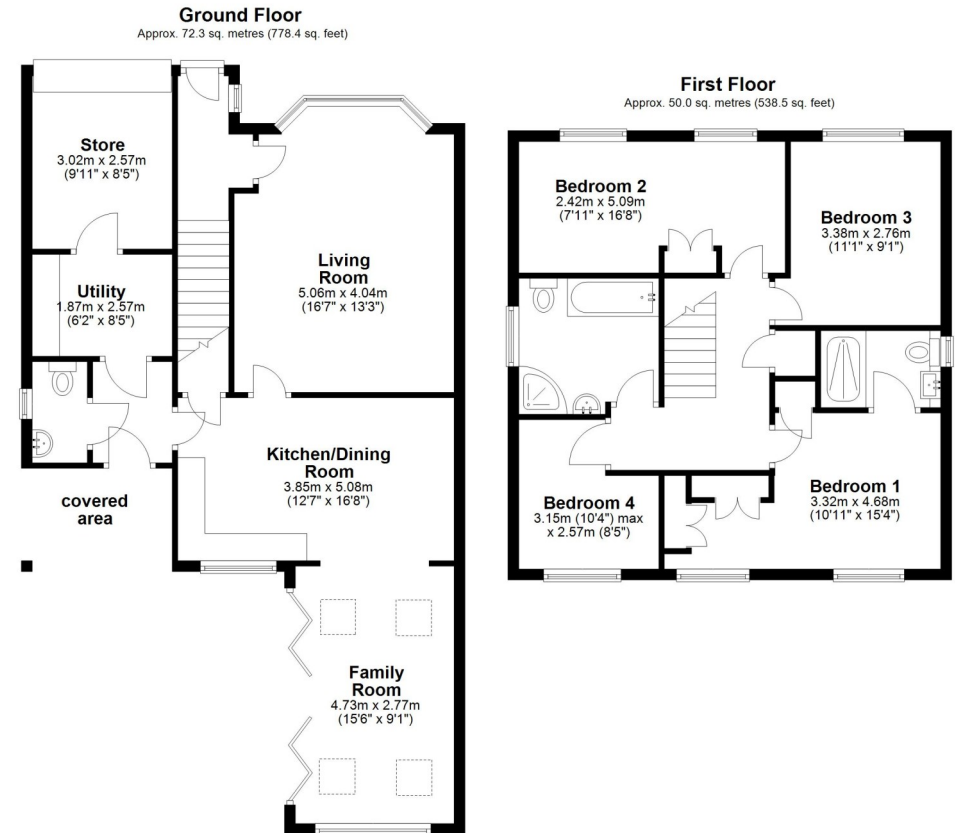
sales@cgpooks.co.uk

An improved and extended detached family house offering excellent accommodation along with a private west facing garden. The property is well situated in a quiet cul-de-sac setting within this popular village, whilst being just 2 miles from the neighbouring village of Baschurch and about a 20-minute drive from Shrewsbury.

KEY FEATURES

- Entrance hall to living room which has wood effect flooring, a feature gas fireplace and bay window to front.
- Well fitted kitchen/dining room having an extensive range of units, integrated appliances, an island unit with seating and tiled flooring.
- Off the kitchen there is a lovely family room which can also accommodate a dining table. This room has a vaulted ceiling with roof lights and bi folding doors opening onto the sun terrace.
- Rear hall with doors to a useful covered external area, cloakroom and separate utility room, which in turn has a door connecting to a store, which was previously part of the garage.
- Staircase from hall to landing where there are 4 bedrooms and a family bathroom with separate shower. The main bedroom also has a dressing area with fitted wardrobes and an en suite shower room.
- Replacement double glazed windows and gas fired central heating.
- Lawned front garden and an adjoining block paved driveway which provides parking for about 2 cars.
- Private west facing rear garden, which is again lawned with paved sun terrace and garden store.
- Short walk from beautiful open countryside, as well as village amenities, such as local pub, shop/café and primary school.

Coopergreenpooks.co.uk



Total area: approx. 122.4 sq. metres (1317.0 sq. feet)







6 Dunning Close, Ruyton Xi Towns, Shrewsbury SY4 1LY

£375,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

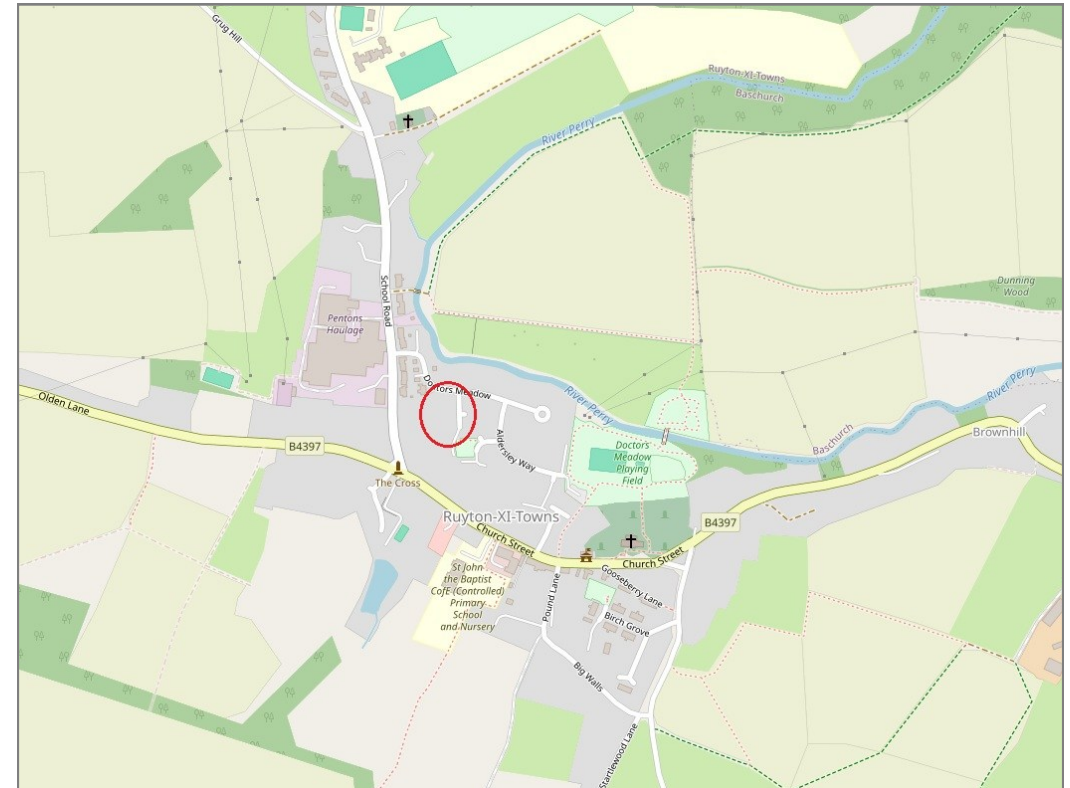
rightmove

onTheMarket.com

RICS®
Regulated by RICS



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	TBC
Services	All mains services are connected

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



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

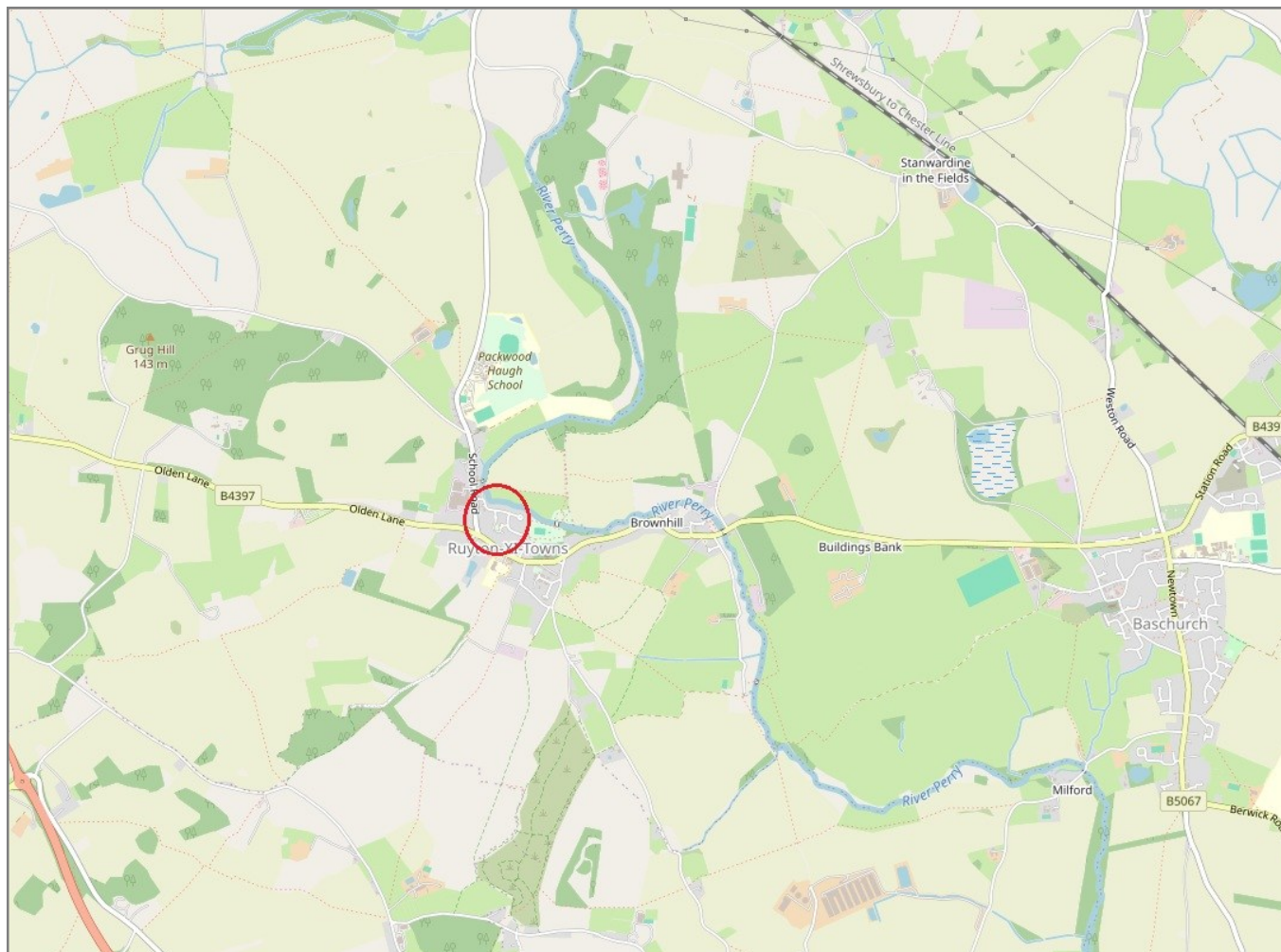
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

6 Dunning Close, Ruyton Xi Towns, Shrewsbury SY4 1LY

Coopergreenpooks.co.uk

£375,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.