



SAMUEL WOOD

14 Birch Grove, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LH

Asking Price £264,000



14 Birch Grove

Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LH



- Three Bedroom Semi-Detached Property
- Spacious Living Dining Room with Log Burner
- Side Utility / Store Room
- Neatly Kept Enclosed Rear Garden
- Road Links to the A5 to Shrewsbury, Oswestry & Chester
- Convenient Village Location
- Modern Breakfast Kitchen
- Three Good Sized Bedrooms
- Gas Fired Central Heating & Double Glazing
- EPC Rating D

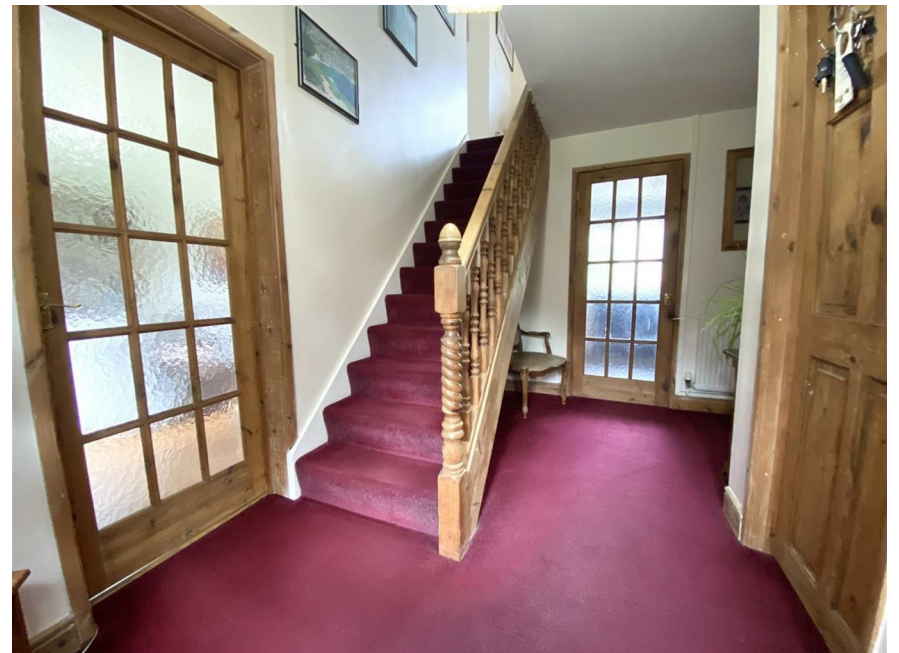
This three-bedroom semi-detached property is situated in the charming area of Ruyton Xi Towns, conveniently located just two miles away from the sought-after village of Baschurch with its extensive amenities including shops, pubs, doctors surgery, strong school catchment and useful road links. In summary, this property is an excellent opportunity for those looking for a comfortable and well-maintained home in a desirable location, with spacious interiors and attractive outdoor space.

The accommodation offers a well-designed layout, with a ground floor comprising a welcoming reception hall leading to the first floor. A spacious open plan living dining room benefits from a cosy log burner and patio doors to the garden. The refitted breakfast kitchen has modern units with integrated appliances, large guest cloakroom with wc and wash hand basin offering enough space to convert to a wet room. There is also a convenient side utility/store room providing versatile additional living space.

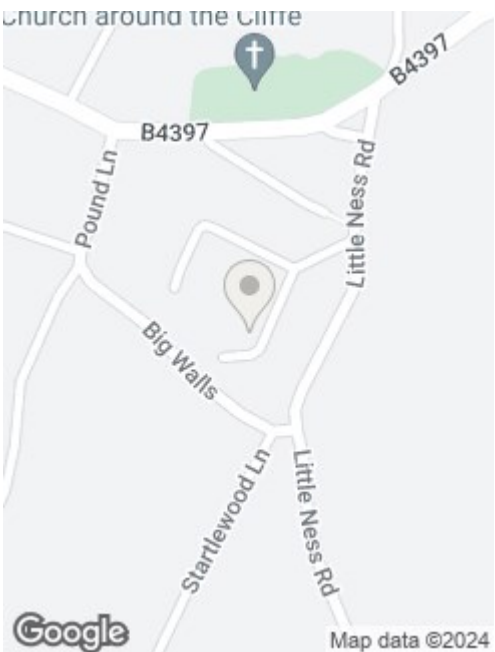
Moving to the first floor the spacious landing has a window seat with storage and gives access to three generously sized bedrooms and the family bathroom.

Outside, the property boasts neatly kept and enclosed gardens, providing a pleasant outdoor space for relaxation or recreation. There is a block paved patio area, decking area with the lawn extending to flower borders and a useful garden shed and greenhouse.

The front garden is laid to lawn with pretty flower borders and pathway leading to the front entrance and utility/store. There is residents parking area located nearby.







Directions

From Shrewsbury Road (B5067) in Baschurch continue through the centre of the village to the crossroads. Take a left turn onto the B3497 and proceed for approximately two miles, veering left onto Little Ness Road. Continue a short distance to Birch Grove.

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 7 Mbps & Superfast 250 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

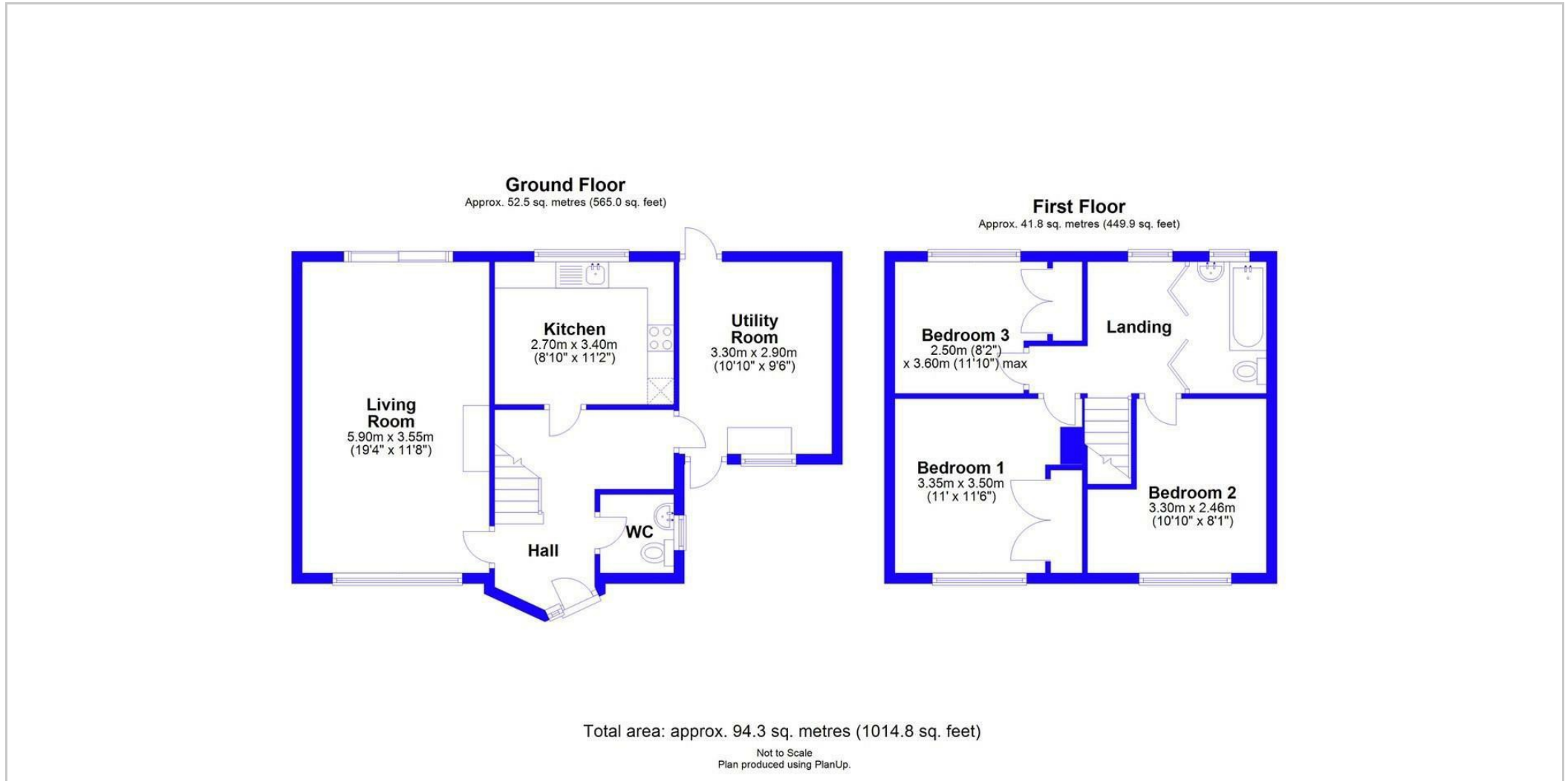
Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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