



SAMUEL WOOD

Knighton House, Church Street, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LA

Asking Price £220,000



Knighton House, Church Street

Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LA



- Beautifully Presented Character Property
- Recent Internal Renovation
- Sought After Village Location
- Modern Shower Room
- Gas Central Heating
- Modern Kitchen Diner
- Spacious Reception Room With Log Burner
- Two Car Driveway
- Landscaped Garden
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented detached two bedroom character property on Church Street, Ruyton XI Towns. The well designed layout offers contemporary living spaces combined with a traditional charm expected with a building of it's age. Having undergone a recent internal renovation to include new kitchen and bathroom and situated close to local amenities including a school, cafe, pub and useful road links. Viewing is highly recommended by the selling agent.

Knighton House in Ruyton XI Towns is a charming two-bedroom detached character property featuring a modern kitchen diner and a welcoming reception room on the ground floor. The kitchen diner is fitted with contemporary appliances and offers ample space for dining, creating a perfect blend of modern convenience and traditional charm. Adjacent to the kitchen diner is the reception room, a cosy space with log burner and delightful fireplace ideal for relaxation and entertaining guests, highlighted by period features that add to the home's character.

On the first floor, Knighton House comprises two well-proportioned bedrooms and a recently refitted shower room. The bedrooms are designed to provide comfort and tranquility, with ample natural light and thoughtful layouts that make the most of the available space. The newly updated shower room features modern fixtures and fittings, providing a luxurious and functional space for daily use.

The exterior of Knighton House is equally appealing, with a two-car driveway offering convenient off-street parking. The landscaped back garden is a standout feature, providing a serene outdoor space perfect for leisure and gardening. The garden's thoughtful design includes a variety of plants and seating areas, making it an ideal retreat for enjoying the outdoors in privacy and comfort.







Directions

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

Broadband Speed: Basic 7 Mbps Superfast 74 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.

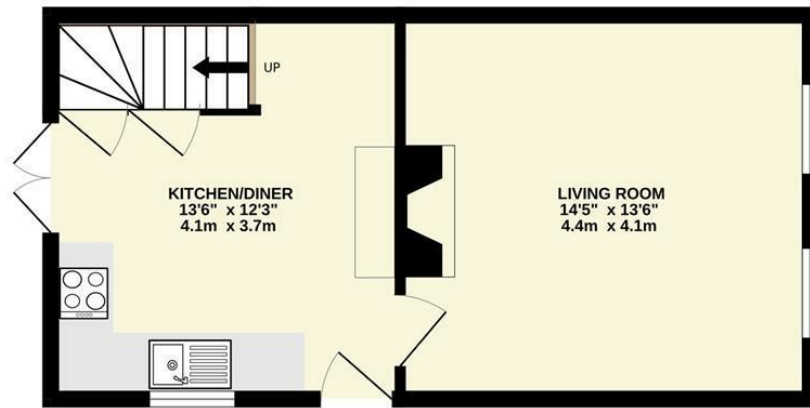
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



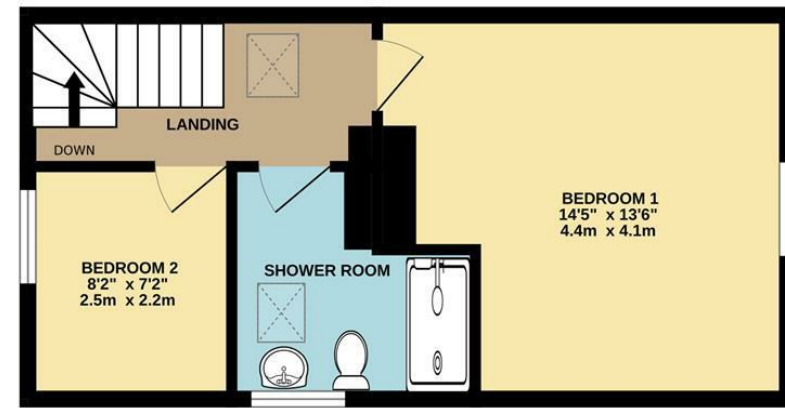


Floor Plans

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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