



SAMUEL WOOD

1 Marches Meadow, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1JW

Asking Price £650,000



I Marches Meadow

Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1JW



- Beautifully Presented Family Home
- Spacious Reception Rooms
- Family Bathroom & Two En-suites
- Double Garage
- Sought After Rural Location
- Recently Extended Garden Room
- Five Generous Sized Bedrooms
- Landscaped Gardens
- Gas Central Heating
- EPC Rating C

Samuel Wood is delighted to offer for sale this beautifully presented family home on Marches Meadow in Ruyton XI Towns. The immaculately designed accommodation provides contemporary spacious living combined with a traditional charm, complemented by a stunning wrap around garden. Benefitting from stunning rural views, a high specification interior and large plot this property ticks all the boxes for those seeking pleasant, luxurious living. Viewing is highly recommended by the selling agent.

I Marches Meadow in Ruyton-XI-Towns is an impressive five-bedroom detached home that offers luxurious living with modern amenities.

The open-plan kitchen is a central highlight, equipped with all integrated appliances that cater to contemporary culinary needs. Adjacent to the kitchen is a newly added garden room, providing a serene space to relax and enjoy the garden views. This room seamlessly blends indoor and outdoor living, making it perfect for both quiet moments and entertaining guests.

The property features two en-suite bedrooms and a well-appointed family bathroom, ensuring ample space and privacy for all occupants. A striking feature staircase adds a touch of elegance to the home's interior, leading to spacious bedrooms and a cosy ambiance throughout.

Externally, the home boasts a beautifully landscaped wrap-around garden that enhances its curb appeal and offers various outdoor leisure opportunities. The property also includes a convenient driveway and a double garage, providing ample parking and storage space.

Overall, I Marches Meadow combines modern comfort with stylish design, set in the picturesque village of Ruyton-XI-Towns.







Directions

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

Broadband Speed: Basic 6 Mbps & Superfast 49 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: F

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
Floor area 157.6 sq.m. (1,697 sq.ft.)

First Floor
Floor area 132.4 sq.m. (1,425 sq.ft.)

Outbuilding
Floor area 0.0 sq.m.
(0 sq.ft.)

TOTAL: 290.0 sq.m. (3,121 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk