



SAMUEL WOOD

2 Perry Garth, Church Street, Ruyton Xi Towns, Shrewsbury, SY4 1LB

Asking Price £220,000



2 Perry Garth, Church Street

Ruyton Xi Towns, Shrewsbury, SY4 1LB



- Refurbished Two Bedroom Property
- New Carpets and Decoration Throughout
- Two Generously Sized Bedrooms
- Modern Refitted Kitchen & Bathroom
- Excellent Road Links to A5 Shrewsbury & Oswestry
- Landscaped Garden & New Driveway for 5 Cars
- Popular North Shropshire Village
- Spacious Living Room
- Gas Central Heating
- EPC Rating D

2 Perry Garth is a charming two-bedroom semi-detached home located in Ruyton XI Towns, north Shropshire. The subject of a recent internal makeover and external renovation this property boasts a well designed layout with contemporary living spaces, complemented by a stunning rear garden and new driveway. The local area is ideal for outdoor enthusiasts, with nearby dog walks such as The Cliffe and Nesscliffe Hill. Additionally, the property is well-served by the local amenities, including a shop, school, pub, and useful road links, making it a perfect blend of rural charm and modern convenience. Viewing is highly recommended by the selling agent.

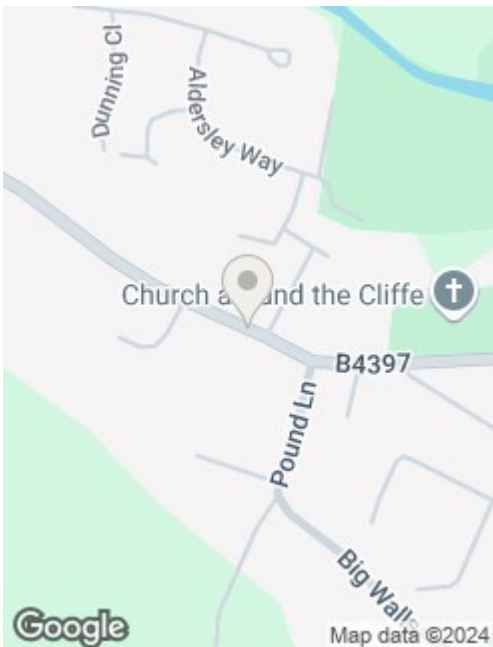
The ground floor of the property features a spacious living room with feature fireplace, perfect for relaxing or entertaining, alongside a well-equipped kitchen that offers plenty of space for cooking and dining. Additionally, there is a convenient storage cupboard, ideal for keeping household items neatly organised.

On the first floor, the property boasts two generously sized double bedrooms, each providing a comfortable and tranquil space. The family bathroom is well-appointed, offering modern fittings and fixtures. The entire first floor has recently undergone redecoration, enhancing the home's fresh and inviting atmosphere. New carpets have been installed, and a new boiler was added earlier this year, ensuring efficiency and comfort throughout.

The outside of 2 Perry Garth is equally impressive, with a very large plot that has been recently landscaped to a high standard, creating a beautiful and functional rear garden with a large storage shed. The new driveway, complete with gated rear access, offers ample parking for up to five vehicles, providing both convenience and security.







Directions

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

Broadband Speed: Basic 7 Mbps, Superfast 71 Mbps & Ultrafast 900 Mbps

Flood Risk: No Risk.

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



TOTAL FLOOR AREA: 697 sq.ft. (64.8 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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