

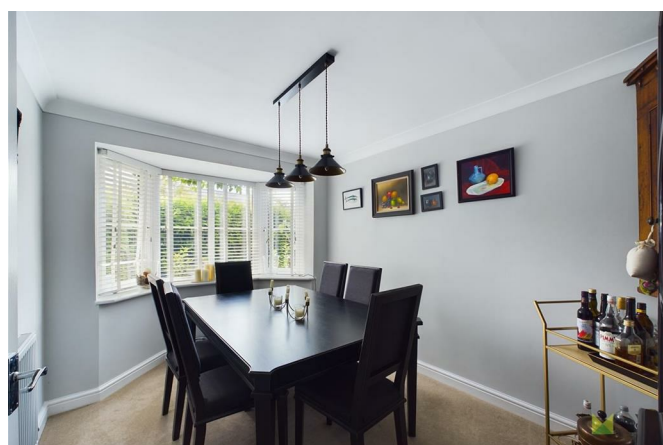
5 Grove Court Ruyton Xi Towns Shrewsbury SY4 1JR



5 Bedroom House - Detached
Offers In The Region Of £365,000

The features

- MUCH IMPROVED 5 BEDROOM DETACHED FAMILY HOME
- LOUNGE, DINING ROOM, KITCHEN AND LOVELY SUN ROOM
- 2 DOUBLE BEDROOMS AND FAMILY BATHROOM ON FIRST FLOOR
- PARKING, GARAGE AND DELIGHTFUL WELL STOCKED GARDENS
- VIEWING ESSENTIAL
- ENVIABLE VILLAGE LOCATION, IDEAL FOR COMMUTERS
- PRINCIPAL BEDROOM WITH EN SUITE
- 2 FURTHER DOUBLE BEDROOMS AND SHOWER ROOM ON SECOND FLOOR
- PERFECT FOR A GROWING FAMILY OR THOSE WHO LOVE TO ENTERTAIN
- EPC RATING C



***** IMPRESSIVE 3 STOREY FAMILY HOME WITH VERSATILE ACCOMMODATION *****

An immaculately presented, much improved 5 bedroom detached house offers deceptively spacious and versatile accommodation over 3 floors, perfect for today's modern lifestyle of work from home, growing family or those who love to entertain.

Occupying an enviable position in the heart of this popular village, ideally placed for commuters with ease of access to the A5/M54 motorway network.

Reception Hall with Cloakroom, Lounge, Dining Room, beautifully fitted Kitchen with adjoining Sun Lounge, Principal Bedroom with en suite and 2 further double Bedrooms on the First Floor along with an additional 2 large Bedrooms/Hobbies Rooms on the Second Floor.

The property has the benefit of gas central heating, double glazing, driveway with parking, garage and lovely established enclosed rear garden bordered by playing fields.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular Village, ideally placed for commuters with ease of access to the A5/M54 motorway network. The Village has good facilities including primary school, restaurant/public house, church, active village hall and cafe'. There is a school bus service to the nearby Corbett School in Baschurch where you will also find a host of amenities including Doctors and supermarket.

RECEPTION HALL

Covered entrance with door opening to Reception Hall with attractive patterned tiled floor, radiator.

CLOAKROOM

with suite comprising wash hand basin set into vanity with storage beneath, WC. Complementary tiled surrounds, radiator.

LOUNGE

A generous sized room having bay window with double opening French doors leading onto the garden. Media point, wooden floor covering, radiator.

DINING ROOM

having bay window to the front, radiator.

KITCHEN

Beautifully re-fitted with comprehensive range of white high gloss fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with worksurfaces over and incorporating dishwasher with matching fascia panel, deep pan drawers and inset 4 ring hob with extractor hood over and double oven and grill beneath, tiled surrounds and shelving over. Full bank of tall units incorporating shelved larder and integrated fridge/freezer. Peninsular breakfast bar divide with seating over hang to

SUN LOUNGE/GARDEN ROOM

A great multi purpose room naturally well lit and having a dual aspect with doors to the front and rear gardens. Lantern style roof, with fitted blinds, wall mounted column style radiator and tiled flooring throughout.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor galleried style Landing with window to the front and off which lead

PRINCIPAL BEDROOM

With window overlooking the front, media point, radiator. Range of fitted wardrobes.

EN SUITE SHOWER ROOM

A well appointed room which has been re-fitted with contemporary suite including large walk in shower with direct mixer unit with drench head, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

BEDROOM 2

with window to the front, built in double wardrobe, wooden effect flooring, radiator.

BEDROOM 3

With window overlooking the rear, built in double wardrobe, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

SECOND FLOOR LANDING

Staircase continues to the Second Floor off which lead

BEDROOM 4

An excellent sized double room with velux roof light to the front, range of fitted under eaves storage/wardrobes, media point, radiator.

BEDROOM 5/FAMILY HOBBIES ROOM

Another excellent sized room having velux roof light to the front. Purpose built book shelving running across the one wall opening to secret under eaves storage, media point, radiator.

SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator and under eaves storage.

OUTSIDE

The property occupies an enviable position tucked away in this select courtyard of homes, approached over driveway with parking for several cars and leading to the Garage with up and over door, power and lighting. The Front Garden is particularly well screened and forms a small courtyard seating area with well established beech hedging and specimen trees. Side pedestrian access leads around to the lovely Rear Garden which has been beautifully landscaped for ease of maintenance with paved sun terraces, one with covered pergola, there is an abundance of well stocked flower, shrub and herbaceous beds and is enclosed with wooden fencing and which provides a great level of privacy.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E- again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

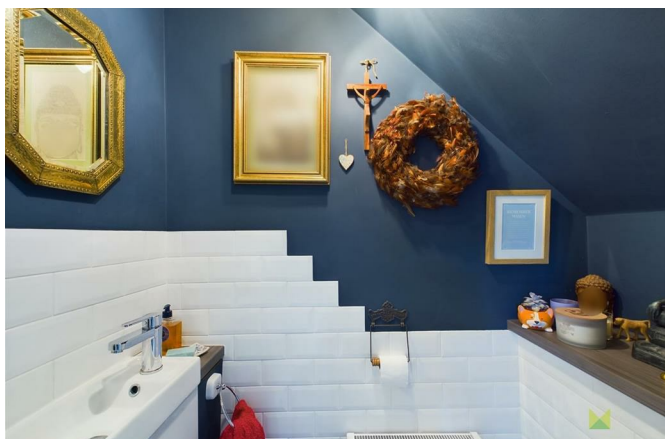
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

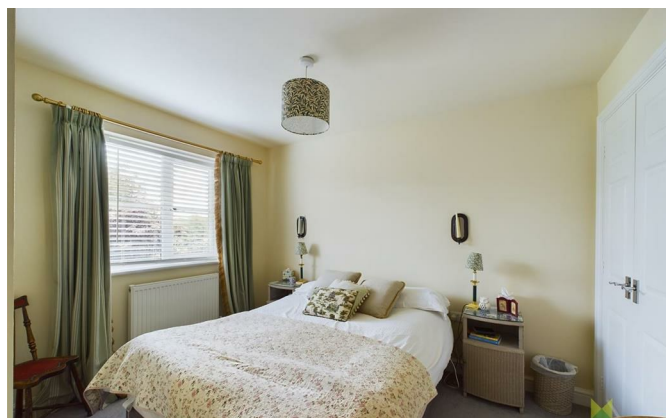
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



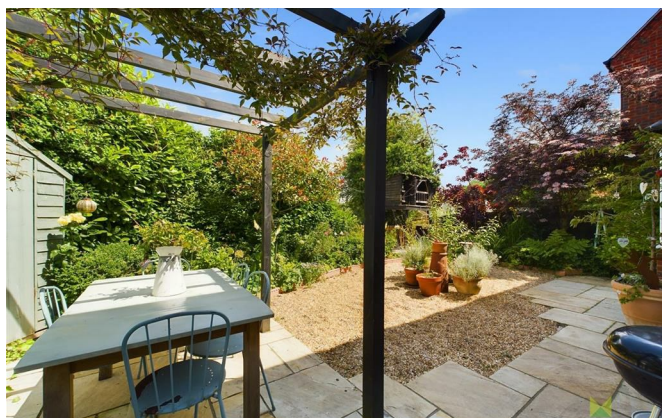


MONKS



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Get in touch

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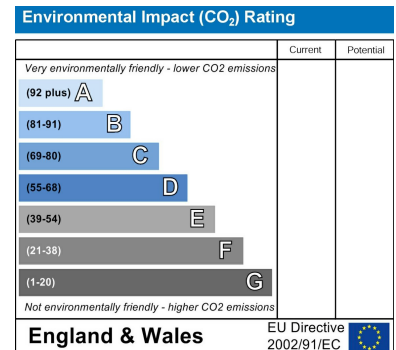
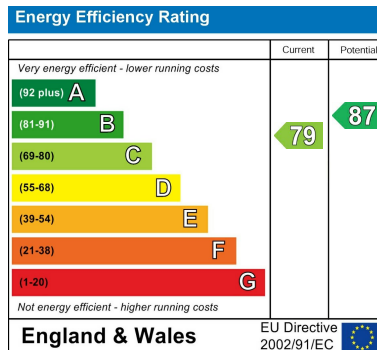
Shrewsbury office

10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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