

BOWEN

PROPERTY SINCE 1862



Offers in the Region of £365,000

🏠 4 Bedrooms 🚿 2 Bathrooms

3 Doctors Meadow, Ruyton Xi Towns,
Shrewsbury SY4 1LX

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General Remarks

A spacious 4 bedroom detached house situated in the popular village of Ruyton Xi Towns with extensive views over the River Perry to the rear. The property has been extended to the rear and offers spacious and flexible living accommodation including: Hallway opening into a Lounge, Dining Room and Conservatory. The Kitchen overlooks the gardens to the rear with a large adjoining Utility Room, WC and Integral Garage. On the First Floor is a Master Bedroom with Ensuite and three further good sized bedrooms. The gardens to the rear are a notable feature, with the potential to create seating areas over the looking the river.

Location: 3 Doctors Meadow is situated in the historic village of Ruyton Xi Towns. The village itself has an excellent range of local amenities, including Shop, Post Office, Primary School and Public House. Easy access onto the A5 provides a direct link to the market town of Oswestry and the County town of Shrewsbury which both provide a far wider range of shops and facilities. The property is also well placed for access to Chester, Telford and Wolverhampton as well as the motorway network beyond. Nearby train stations at Shrewsbury and Gobowen provide direct mainline links.



Accommodation: The property is constructed of brick under a pitched tiled roof and is approached over a tarmac driveway with Front Porch and Entrance door into:

Accommodation

Hallway: Tiled floor and radiator, under stairs storage cupboard. Stairs to the first floor. Doors off hallway to Lounge and Kitchen.

Living Room: 11' 0" x 16' 3" (3.341m x 4.949m) Large bay window to the front of the property, gas coal effect fire set in 'Adams' style fireplace with marble hearth, carpeted throughout, Alcove to adjoining Dining Room.

Dining Room: 8' 10" x 10' 5" (2.680m x 3.183m) Carpeted floor, radiator and double doors leading to:

Conservatory: 15' 3" x 11' 1" (4.64m x 3.37m) uPVC conservatory with brick base and tiled floor. Doors leading to garden.

Kitchen: Fully fitted kitchen with matching base units and eye level wall cupboards with worktop over. Integrated dishwasher and fridge, gas hob, fitted oven and grill. Breakfast bar and tiled floor. 1 1/2 bowl stainless steel sink and drainer with mixer tap over. Door to rear Patio.

Cloakroom: 5' 11" x 2' 9" (1.801m x 0.843m) Radiator. Sink, WC and obscured window.

Utility Room: 9' 11" x 7' 8" (3.03m x 2.33m) Tiled floor and radiator. Space and plumbing for a washing machine. Matching wall and base unit, sink and drainer with mixer tap over. Door into:

Converted Garage Space: Fully insulated area formally a double garage, could be utilised for a number of purposes. Light and power laid on. Access to additional storage area.

First Floor Landing: Carpeted with roof space access, airing cupboard with storage and radiator. Doors off into:

Bedroom 1: 12' 0" x 10' 8" (3.665m x 3.244m) Carpet and radiator. Windows to the front. Built-in wardrobes.

Ensuite: 5' 5" x 6' 9" (1.643m x 2.062m) Vinyl flooring and radiator. WC, sink and shower cubical with electric shower. Obscured window to the side.

Bedroom 2: 8' 5" x 12' 3" (2.563m x 3.726m) Laminate flooring and radiator. Built-in wardrobes.

Bedroom 3: 10' 0" x 9' 1" (3.060m x 2.774m) Laminate flooring, radiator and window looking onto the garden.

Bedroom 4: 10' 1" x 8' 9" (3.063m x 2.656m) Laminate flooring, radiator and window looking onto the garden.

Family Bathroom: 6' 10" x 6' 11" (2.081m x 2.103m) Suite comprising bath with partially tiled surround and fitted shower attachment, WC and sink. Radiator. Extractor Fan

Outside: To the rear is a well maintained garden and patio area, timber shed and green house. The garden offers extensive views over the adjoining River Perry, with the potential to create a raised seating area. To the front there is a tarmac driveway, parking for 2 cars and a lawned area bordered by hedging,

EPC Rating 69|C:

Council Tax Band 'E':

Local Authority: Shropshire County Council.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: From the A5 take the B4397 at Shotatton Crossroads signposted to Ruyton XI Towns. Continue into the village before taking the first turning left at the memorial onto School Road. Continue until the turning into Doctors meadow on the right. The property will be found on the left identified by the Agents board.



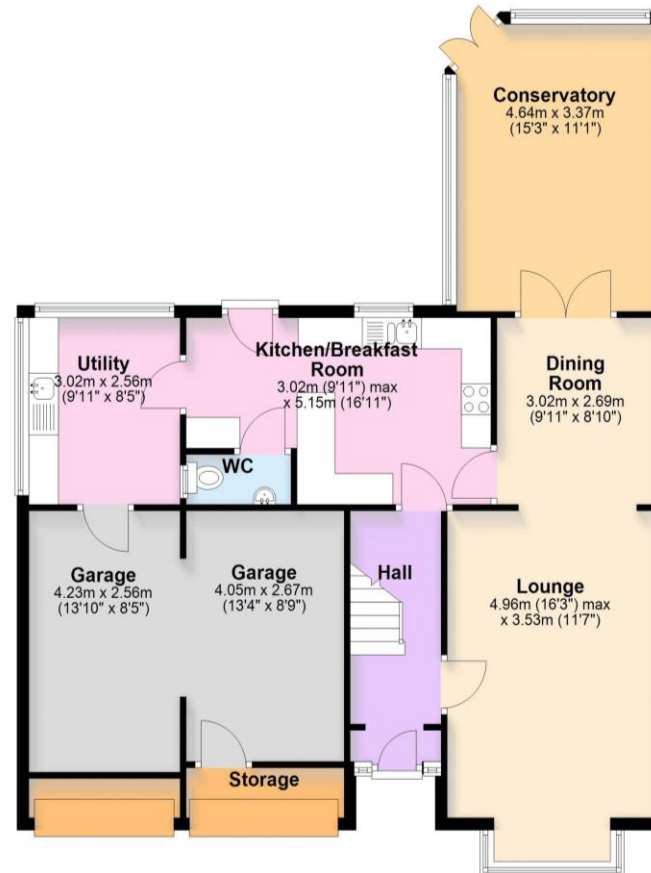






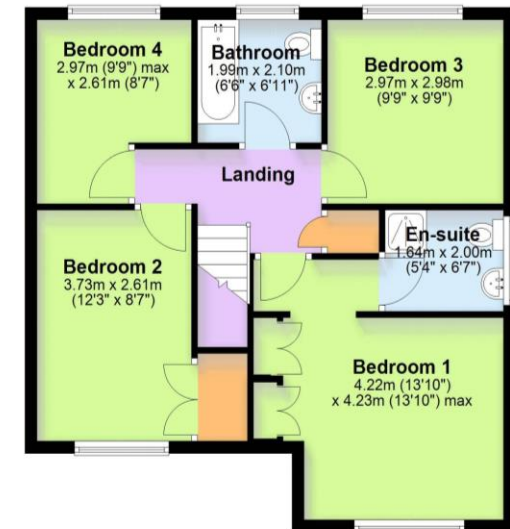
Ground Floor

Approx. 99.8 sq. metres (1074.6 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.8 sq. feet)



Total area: approx. 157.4 sq. metres (1694.3 sq. feet)

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