

BOWEN

PROPERTY SINCE 1862



Offers in the region of £295,000

2 The Oaklands, Ruyton Xi Towns, Shrewsbury,
Shropshire, SY4 1HT

 3 Bedrooms

 1 Bathroom



Large corner plot gardens which
overlook adjoining fields.

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General Remarks

A spacious and well presented three bedroom semi-detached house situated in a prime corner plot with gardens overlooking the adjoining open countryside. Located on the fringe of the popular village of Ruyton XI Towns, the property includes a modern high spec kitchen/dining room with underfloor heating.

Supplementing this are two further reception rooms, a conservatory, three bedrooms and a family bathroom. There is also a large garage/workshop accessed via the roadway to the rear and the property is warmed by oil fired central heating with uPVC double glazed windows throughout.

Location: The property is situated on the periphery of the historic village of Ruyton XI Towns adjoining open countryside. The village itself has an excellent range of local amenities, including Shop, Post Office, Primary School, the renowned prep school of Packwood Haugh 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

Part glazed uPVC door into:

Hall: 16' 10" x 6' 11" (5.12m x 2.10m max.) With built-in corner cupboard, telephone point, radiator, stairs to first floor landing and doors off to:

Cloakroom: 3' 9" x 2' 10" (1.14m x 0.87m) Having a low level flush WC and wash hand basin. Tiled floor and tiled walls.

Lounge: 15' 4" x 11' 2" (4.68m x 3.41m) Fireplace housing Hamlet log burner, bay window to the front, three radiators & TV point.

Music Room/Snug: 11' 2" x 9' 9" (3.41m x 2.97m) Feature fireplace, radiator and glazed doors to:

Conservatory: 13' 2" x 13' 0" (4.02m x 3.95m) Wood effect flooring, TV point, two radiators and glazed uPVC doors to decked seating area.

Kitchen/Breakfast Room: 20' 7" x 7' 1" (6.28m x 2.17m) and 8' 3" x 6' 9" (2.52m x 2.07m) A high specification fitted kitchen comprising a range of fitted base/eye level wall units with quartz worktops over and inset Belfast sink unit.





Integrated double oven and hob with extractor hood over. Integrated dishwasher, space for an American style fridge freezer, tiled floor with electric underfloor heating, part tiled walls, radiator, TV point, space and plumbing for a washing machine, Eurocal oil fired boiler and part glazed door to gardens.

Stairs to First Floor Landing: Access to loft space and doors off to:

Bedroom 1: 11' 5" x 11' 2" (3.47m x 3.41m)
Fitted wardrobe, radiator, TV points and views over open fields.

Bedroom 2: 11' 6" x 11' 2" (3.51m x 3.41m)
Fitted wardrobe, airing cupboard housing hot water cylinder and slatted shelves. Radiator and views over open countryside.

Bedroom 3: 10' 1" x 6' 11" (3.07m x 2.11m)
Built-in wardrobe, radiator and overstairs platform.

Family Bathroom: 6' 11" x 5' 7" (2.11m x 1.70m) Suite comprising panel bath with Triton shower above, wash hand basin with vanity unit below and low level flush WC. Heated towel rail, tiled walls, tiled floor and extractor fan.

Garage/Workshop: 23' 10" x 19' 0" (7.26m x 5.78m) Having lighting and power laid on, security alarm, double doors to front and pedestrian door to the rear.

Gardens: The property is situated on a corner plot with far reaching views over open fields. The front garden is mainly laid to lawn with shrub border and path leading off Park Bank and around to the rear of the property.

The rear garden has a raised decked area alongside the conservatory taking advantage of the views, with the remainder of the garden laid to lawn with inset shrubs/trees and a summer house. The garage/workshop affords parking for at least two vehicles, with additional on-street parking in front and in the nearby layby.

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

Services: We are informed that the property is connected to mains electricity, water and drainage systems. Central heating is via an oil fired boiler.





Council Tax Band: Council Tax Band 'B'.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC: EPC Rating Band 'D' (61)

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 along onto Park Bank and the access driveway to the rear of the property can be found on the left hand side at the end of the layby.

what3words.com/flexed.scrapping.draining



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



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