



Purton Villa, Church Street, Ruyton X1 Towns,  
Shrewsbury, Shropshire, SY4 1LA

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**Offers In The Region Of £360,000**

Viewing: strictly by appointment through the agent

An attractive, deceptively spacious and well presented three bedroom detached double fronted period property which boasts three reception rooms, cellar, driveway, generous sized garage with adjoining workshop and garden store and large rear enclosed gardens. The property is situated within this popular village of Ruyton X1 Towns which provides many amenities including primary school, public house, garage, florist, village store and post office. Access to the historic town centre of Shrewsbury and the market town of Oswestry are easily accessible as is the A5 linking up to the M54 motorway network. Early viewing is recommended by the selling agent.

**Accommodation:**

Entrance hall, spacious lounge, sitting room, dining room, kitchen, cellar, first floor landing, dressing room, three bedrooms, luxury refitted family bathroom, low maintenance front garden, spacious rear gardens, generous driveway, detached garage, two workshops, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Wooden entrance door gives access to:

**Hallway:**

Having panelled door giving access to:

**Sitting room:**

10'9" x 9'11" excluding bay  
Having walk-in upvc double glazed bay window to front, coal effect gas fire set to a marble style hearth with decorative fire surround, radiator, coving to ceiling. Doorway from hallway gives access to:

**Lounge:**

18'5" x 12'8"  
Having upvc double glazed window to front and to side, two radiators, period style fireplace with attractive surround, coving to ceiling. Door from lounge gives access to:

**Kitchen:**

12'3" x 10'5"  
Having a range of eye level and base units with built-in cupboards and drawers, glass display cabinets, fitted worktops with inset 1 1/2 stainless steel sink drainer unit with mixer tap over, Bosch oven, four ring gas hob, tiled floor, corner display units, coving to ceiling, upvc double glazed windows to side and rear, wine rack (space for appliances). Arch from kitchen gives access to:

**Dining room:**

14'1" x 11'10"  
Having a range of upvc double glazed windows, tiled floor, upvc double glazed door giving access to rear, radiator, spotlights to ceiling.

From lounge door gives access to:

**Understairs recessed area:**

Having a wall-mounted gas fired central heating boiler with door then giving access to bricked steps which lead down to:

**Cellar:**

10'8" max x 9'3"  
Housing the megaflo pressurised water system.

From hallway stairs rise to:

**First floor landing:**

From first floor landing doors give access to dressing room, three bedrooms and refitted family bathroom.

**Dressing room:**

Having radiator, hanging rails and shelving to side, upvc double glazed window to rear.

**Bedroom:**

11'7" x 11'5" excluding recess  
Having upvc double glazed window to front, radiator, feature exposed beam, period fireplace, loft access.

**Bedroom:**

12'5" x 10'6"  
Having upvc double glazed window to the rear, radiator.

**Bedroom three:**

14'0" max into both recess reducing 9'3" x 9'5"  
Having upvc double glazed window to front, radiator, period fireplace.

**Refitted family bathroom:**

Having P-shaped jacuzzi style panelled bath with mixer shower over and curved shower screen to side, wall-hung wash hand basin with mixer tap over and storage below, low flush wc, tiled floor, part tiled to walls, spotlights to ceiling, heated chrome style towel rail, upvc double glazed window, extractor fan.

**Outside:**

To the front of the property there is a low maintenance raised bricked stoned area with paved pathway giving access to the front entrance door. To the side of the property there is a generous driveway with wrought iron gates leading to a spacious garage. Adjoining the garage is a workshop with garden store to side. The rear garden is a pleasing feature of the property having large Indian sandstone paved patio / sun terraced area with outside lighting points and cold water tap, in addition there is a lawned garden which borders the garage, workshop and garden store with a further generous sized lawned garden with timber garden shed.

**Garage:**

17'4" x 9'7"  
Having an up and over door, fitted power and light.

**Workshop one:**

15'0" x 9'7"  
Having slate roof, fitted power and light, glazed window.

**Workshop two:**

11'11" x 9'5"  
Having slate roof, fitted power and light, glazed window.

**Services:**

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**Tenure:**

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.


**Mortgage services:**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Disclaimer:**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**FLOORPLANS**

