





















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

www.hbshrop.co.uk









Offers In The Region Of £360,000

Viewing: strictly by appointment through the agent



Important Notice - please read carefully
All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of

3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Holland Broadbridge

5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**

e: sales@hbshrop.co.uk



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 XI 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

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 eve level and base units with built-in cupboards and drawers, glass display cabinets, fitted worktops with inset 1 ½ 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:

10'8" max x 9'3"

Housing the megaflow 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 jaccuzi 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.

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.

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.

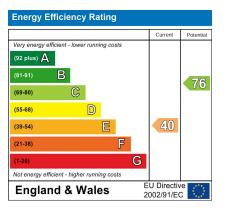
Mortgage services:

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOORPLANS



