



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

32 Doctors Meadow, Ruyton-Xi-Towns, Shrewsbury, SY4 1LX

£400,000 Region

To view this property please call us on 01743 236 800 Ref: C7555/SL/lrd

A particularly well appointed and much improved, modern detached 4/5 bedroom family house, occupying an enviable cul-de-sac position and situated in Ruyton-Xi-Towns, a village steeped in history, characterised by its scenic landscape.

The property provides well planned and well proportioned accommodation with rooms of pleasing dimensions throughout. The current owners have presented the property to an exacting standard and have recently updated the kitchen and adjoining utility room, family bathroom and the master bedroom en-suite. The central heating has recently been upgraded with a newly fitted boiler and replacement UPVC double glazing throughout. The accommodation briefly comprises: vestibule, entrance hall, living room, dining room, kitchen, utility room, cloakroom, study/occasional bedroom 5. Master bedroom with en-suite shower room, three further bedrooms and family bathroom. Large garage, private rear garden with patio and entertaining space.

The property is situated in the village of Ruyton-Xi-Towns which is renowned for its rural charm and boasts a range of amenities including a village church which is a significant landmark and serves as a focal point for the local community, popular village primary school and public house. Ruyton-Xi-Towns is located near the Welsh border and the village is within easy reach of larger towns such as Shrewsbury and Oswestry, offering access to more extensive amenities and services.



INSIDE THE PROPERTY

VESTIBULE

Pillared entrance porch with lighting point
Panelled and part entrance door with glazed side screens

ENTRANCE HALL

Spacious with solid oak waxed and polished wooden floor

LIVING ROOM

16'3" x 10'11" (4.95m x 3.33m)

A pleasant room with solid oak waxed and polished wooden floor
Attractive fireplace feature with surround and mantle and inset coal effect gas fire
Deep bay window overlooking the garden to the front and the formal reception area
Archway to:

DINING ROOM

9'9" x 8'8" (2.97m x 2.64m)

Waxed and polished solid oak floor
Glazed French doors opening onto and overlooking the garden

STUDY/OCCASIONAL BEDROOM 5

14'2" x 8'6" (4.32m x 2.58m)

Window overlooking the formal reception area to the front

KITCHEN

9'9" x 10'9" (2.97m x 3.28m)

Neatly and attractively appointed with a range of matching units with integrated appliances
Window overlooking the garden to the rear

UTILITY ROOM

6'5" x 5'10" (1.96m x 1.78m)

Fitted with a range of matching units
Space, recess and plumbing for washing machine
Space for tumble dryer
Panelled and part glazed door allowing access to the garden
Adjoining:

CLOAKROOM

WC low type flush
Wash hand basin
Range of built in cupboards providing generous amount of storage

From the entrance hall, STAIRCASE with handrail and balustrade rises to FIRST FLOOR LANDING with access to roof space
Airing cupboard enclosing hot water cylinder and slatted shelving

MASTER BEDROOM

10'8" x 13'8" (3.25m x 4.17m)

Range of built in wardrobes
Window to the front

EN-SUITE SHOWER ROOM

Attractively appointed with modern white suite with corner shower, with hand held mixer shower and drench shower
Dressing surface with inset hand basin and vanity cupboards under WC with concealed low type flush

BEDROOM 2

10'0" x 9'8" (3.05m x 2.95m)

Window overlooking the rear garden with views over the adjoining playing fields

BEDROOM 3

12'3" x 8'6" (3.73m x 2.58m)

Window to the front
Double door built in wardrobe

BEDROOM 4

10'0" x 8'6" (3.05m x 2.58m)

Window overlooking the rear garden with views over the adjoining playing fields

FAMILY BATHROOM

Luxuriously appointed with a modern panelled bath with electric shower and shower screen
Dressing surface with inset hand basin and vanity cupboards under WC with concealed low type flush

OUTSIDE THE PROPERTY

GARAGE

Up and over door, concrete floor, electric light, power supply and personal door to the GARDEN

To the front, the property is approached over a Tarmacadam drive which provides parking and serves the GARAGE, with a paved pathway serving the formal reception area, further gravel hard standing provides additional parking.

To the rear, there is a good sized enclosed and private GARDEN with an extensive paved patio extending the width of the property, neatly kept lawn with floral and shrubbery displays, a further paved terrace providing an ideal entertaining space, the whole well enclosed by closely boarded, well maintained wooden fencing with gateway access and views to the rear over the neighbouring playing fields towards the Medieval village church.

To the side of the property, there is a further paved area providing a secluded position suitable for housing waste bins etc.

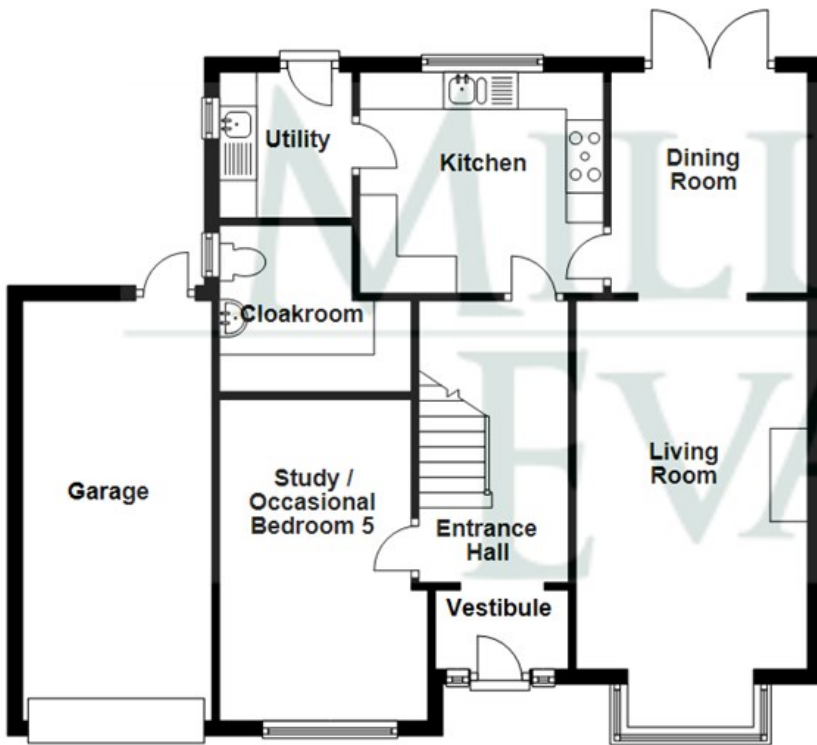




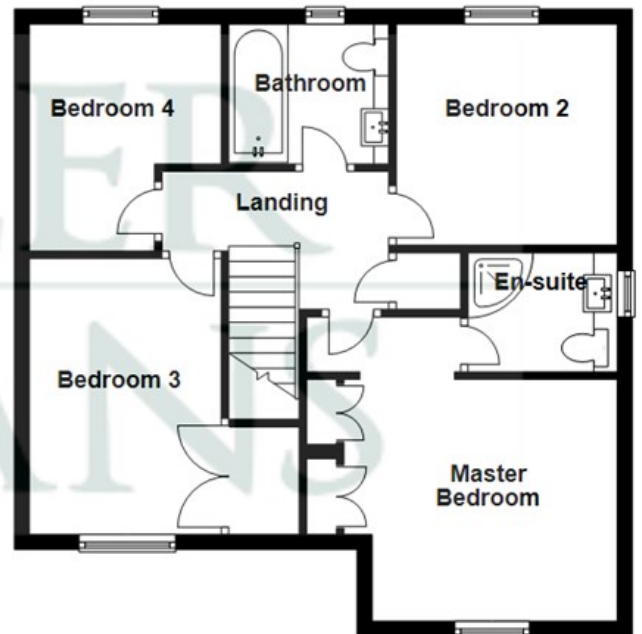


FLOOR PLANS ...

Ground Floor
Approx. 865.2 sq. feet



First Floor
Approx. 623.8 sq. feet



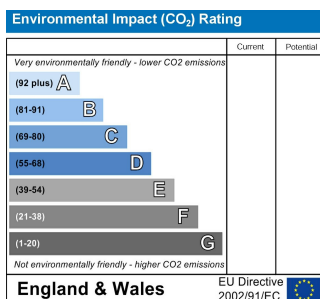
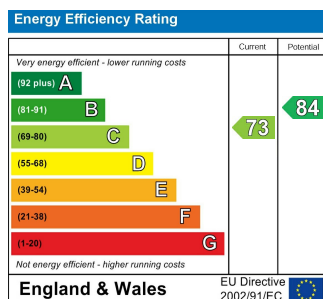
Total area: approx. 1489.0 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached from Shrewsbury on the B5067. Continue to the village of Baschurch. Continue through the village to a t-junction, turning left onto the B4397 signposted Ruyton-Xi-Towns. Continue through the village, turn right adjacent to the war memorial onto School Road and after a further short distance, right into Doctors Meadow. Continue to the bottom of the cul-de-sac where the property will be seen in the right hand corner.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: E

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



The UK's number one property website

Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)