

# RUBY COURT

£575,000



“A great home for modern family life”

Broome, Shropshire

This great, new, high-quality, 4-bedroom home enjoys a light and airy, well-designed living space, parking, garage, double timber-framed carport, wrap-around garden and a great location.

- Stylish design
- High quality builds
- Study
- Great location
- Solar panels
- Ample parking
- Garage and double carport
- Juliet balcony



With a stylish exterior, this property occupies a corner position on the new, select, high-quality development in the pretty community of Broome with countryside views and rural walks on your doorstep.

This 4-bedroom family home has space in abundance, with a generous reception hall, which leads off to a large sitting room, useful study and well-appointed kitchen/ dining area, a real open-plan heart-of-the-home space in keeping with the demands of modern living.

On the first floor there is a further spacious landing and master bedroom with a Juliet Balcony, serviced by an en suite bathroom. Three further double bedrooms and a family bathroom complete the upstairs accommodation.

**Outside:** The landscaped garden sits to the rear of the property with a patio area providing a great area to sit and enjoy the outside space.

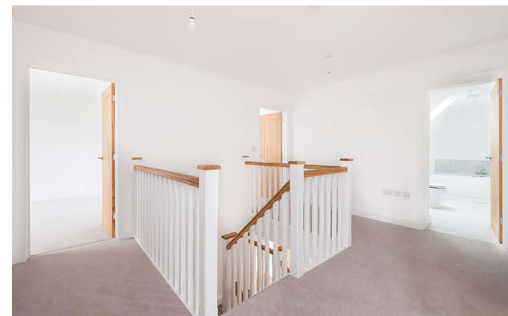
Car parking and outside amenity is well catered for, with a garage, double timber-framed carport and additional parking to the front.

**Area:** Broome is a small rural community, along with its neighbouring villages of Aston on Clun and Clungunford. Broome has a sweet little community shop, supplying all of life's essential groceries. In the heart of Shropshire countryside, the village is central to some superb countryside walks. The Kangaroo Inn is less than half a mile away and there are cafés in nearby Hopton Heath. Larger towns with full amenities, such as Ludlow and Craven Arms are just a few miles' drive away.

**NOTE:** Images displayed are for illustration, taken from completed properties on the same development. They show the same fixtures, style of finishes, kitchen style etc to be specified in Ruby Court. Exact fixtures and fittings will be agreed with developer prior to exchange.







**Directions:** From Leintwardine, Marlow and Clungunford, travel north along the B4367... approx 1.5 miles from Clungunford take the left hand turn on to Broome Road for the village of Broome the village of Broome. Immediately, take another left before the railway bridge. Continue along the single track until you reach the site, which will be obvious on your left hand side.

#### At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	TBC (E/F expected)
Heating:	Underfloor/ radiators; LPG
Services:	Mains water and electricity; private drainage
Service charges:	TBC (£50- £100 pcm expected)
Covenants:	Shared access road
Broadband:	Yes** (Fibre available)

\* correct as of instruction date

\*\* Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.