



Woodstock, Ruyton XI Towns, Shrewsbury, SY4 1JA

4 bedroom detached house — £595,000 Freehold

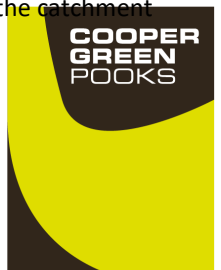
£595,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Occupying a stunning plot, extending to approximately 1 acre in total, this individually designed detached house offers very well-proportioned accommodation with plenty of potential, quietly situated just a few miles from the village of Ruyton XI Towns.

KEY FEATURES

- Fantastic living room with a feature fireplace and multi-fuel stove, windows to two elevations and two sets of glazed doors allowing plenty of natural light as well as access to both the garden and conservatory
- Fitted kitchen with a range of units, space for appliances and breakfast bar, opening into the adjoining dining area
- The large conservatory has a recently replaced double glazed roof, double doors onto the garden, and access to the practical utility which connects to the double garage and front driveway
- There is also an entrance hall with cloakroom, and versatile study/additional reception room on the ground floor
- Impressive master bedroom, complete with built-in wardrobes, en-suite shower room and glazed doors onto the balcony which overlooks the garden
- Three further double bedrooms, two of which also have built-in wardrobes and bedroom two has access to the balcony
- The family bathroom has been replaced to include a large corner shower and separate bath, and is finished to a high standard
- uPVC double glazed windows and oil-fired central heating throughout
- Woodstock is set within a very attractive and established plot, extending to approx. 1 acre, comprising areas of lawn, paved terraces, raised beds, planted borders and a variety of mature trees. There is also a beautiful walled courtyard, vegetable patch and summer house
- To the front of the property is a gated driveway providing plenty of parking, access to the double garage, and adjoining gardens
- This very unique detached house has a lot to offer and boasts many desirable features, while allowing potential for further modernisation and extension, giving an opportunity for a new buyer to create a beautiful family house, making the most of the gardens and surroundings
- A quiet and convenient semi-rural location, just a short distance from a range of village amenities, including primary school, cafe, and pub. The property is also within the catchment area for the outstanding Corbet secondary school, Packwood prep school, and within easy access of both Oswestry and Shrewsbury

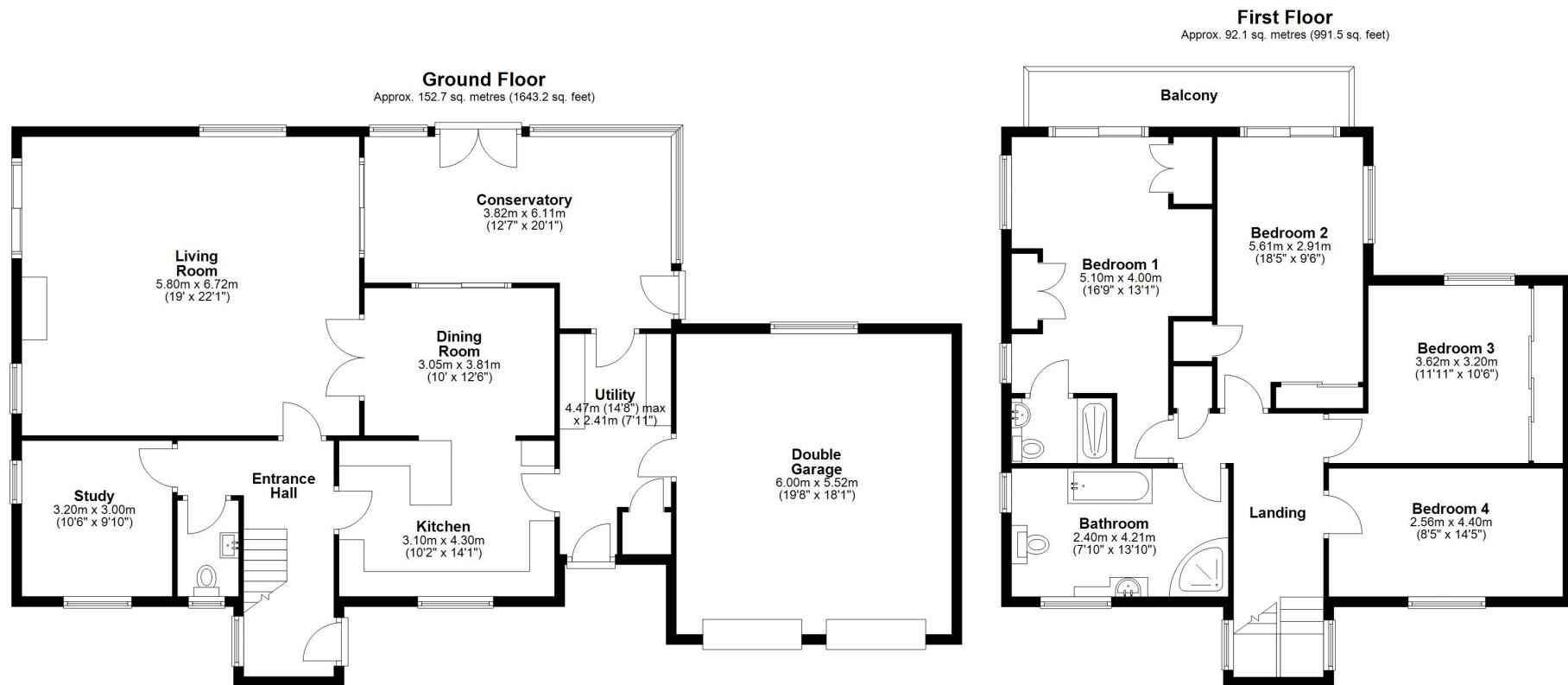


Woodstock, Ruyton XI Towns, Shrewsbury, SY4 1JA

Coopergreenpooks.co.uk

£595,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



Total area: approx. 244.8 sq. metres (2634.7 sq. feet)















Woodstock, Ruyton XI Towns, Shrewsbury, SY4 1JA

£595,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

rightmove

onTheMarket.com



BOUNDARIES NOT CONFIRMED



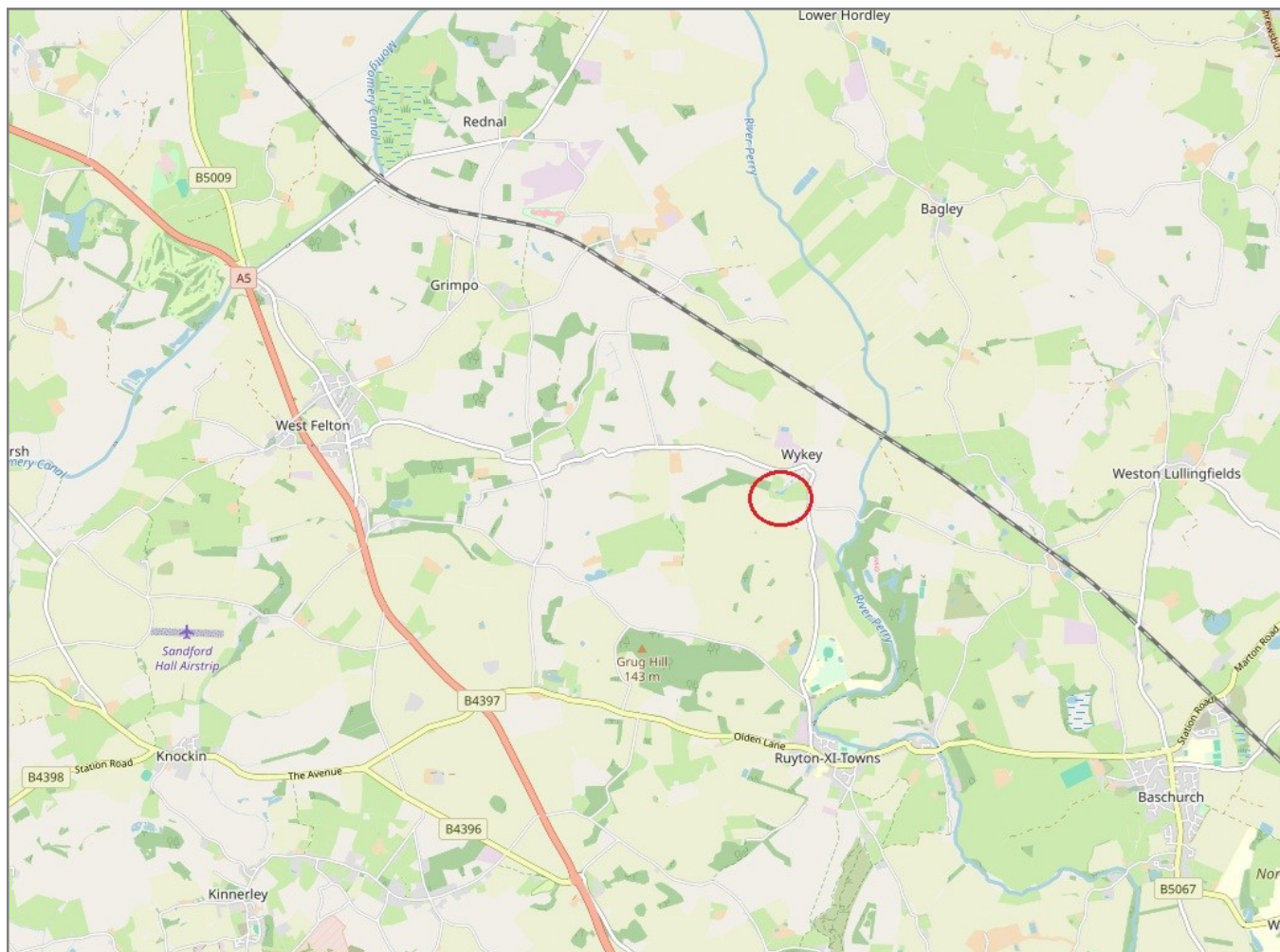
Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band F
EPC Band	TBC
Services	Mains water and electricity are connected with septic tank drainage and oil fired central heating

Woodstock, Ruyton XI Towns, Shrewsbury, SY4 1JA

Coopergreenpooks.co.uk

£595,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.