

3 Gooseberry Lane, Ruyton Xi Towns, Shrewsbury, SY4 1LG

Shrewsbury & Country House Sales

MILLER EVANS


SMEG

3 Gooseberry Lane, Ruyton Xi Towns, Shrewsbury, SY4 1LG

£375,000 Freehold

- Well appointed, extended, sandstone cottage
- Versatile accommodation arranged over two floors
- Living room, breakfast kitchen, dining room and garden room
- Ground floor bedroom with en suite bathroom with shower cubicle
- Two bedrooms and bathroom to the first floor
- Mature private woodland style garden
- Gravelled driveway providing parking for 3 cars
- Pleasant village location close to good local amenities





This attractive and deceptively spacious, extended, sandstone cottage offers a wonderful blend of character, generous living space and versatile accommodation briefly comprising; modern fitted kitchen/breakfast room with central island unit, living room with log burner, dining room and a delightful garden room offering additional reception area with double doors to the front. The property enjoys the added benefit of a ground floor bedroom with en suite bathroom with shower. To the first floor are two good sized bedrooms and a bathroom with separate wc. Externally, the property enjoys an attractive appearance, with white rendered elevations, traditional roofline and chimney features. The frontage incorporates a gravelled area providing parking for 3 cars, enclosed by a low brick wall and decorative metal railings, with established planting and raised planters adding to its appeal.

Ruyton XI Towns is a highly regarded and well served village, offering an excellent primary school, village shop, public house and a Church. The property is conveniently located close to Packwood Haugh Preparatoy School with the Corbet School in the neighbouring village of Baschurch renowned for its academic excellence. Shrewsbury town centre is also within easy reach, providing a wider range of amenities.




FLEURS


SMEG









BREAKFAST KITCHEN
13'3" x 14'9"
Fitted with a range of matching modern units with central island unit

LIVING ROOM
12'4" x 18'4"
Inset log burner

DINING ROOM
11'7" x 10'0"
Opening to:

GARDEN ROOM
8'10" x 22'2"
Double doors to front.

BEDROOM 1
12'6" x 4'9"

EN SUITE BATHROOM
12'6" x 6'7"
Free standing roll top bath, shower cubicle, wash hand basin, wc

Staircase rising from the living room to First Floor Landing

BEDROOM 2
12'7" x 12'9"

BEDROOM 3
12'7" x 6'7"

BATHROOM
5'11" x 6'3"
Panelled bath, wash hand basin,

SEPARATE WC
3'1" x 5'5"

GARDENS AND GROUNDS

Dwarf brick wall with wrought iron railings to the front of the property and a gravelled area providing parking for 3 cars.

A particularly attractive and established garden arranged over different levels, offering a wonderful sense of privacy and maturity. The garden has been thoughtfully landscaped to create a variety of areas to enjoy, with a combination of gravelled pathways, planted borders, raised vegetable beds and areas of lawn, all complemented by an abundance of established shrubs and mature trees. Garden store shed.









HOW TO GET THERE

When approaching from Shrewsbury take the B5067 to Baschurch. At the cross roads in the village, turn left signposted to Ruyton XI Towns. Follow the road and proceed into Ruyton XI Towns. Continue along Church Lane, past the Church and turn left onto Gooseberry Lane, where the property will be found on the right hand side.



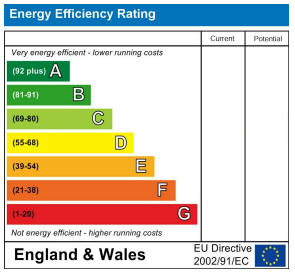
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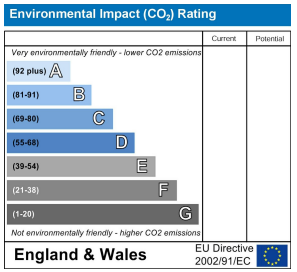
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IMPORTANT NOTICE

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. Images may have been enhanced.
This property may be subject to additional management charges.

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.

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 with your decision to move.

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected to the property.

Council Tax Band : C

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND

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