



7 Grove Court, Ruyton XI Towns, Shrewsbury, SY4 1JR

5 bedroom detached house — £319,000 Freehold

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Coopergreenpooks.co.uk

£319,000 Freehold — 5 bedroom detached house

sales@cgpooks.co.uk

This modern detached family house offers extensive accommodation over 3 floors, with 5 double bedrooms, whilst being tucked away in a quiet and private courtyard setting, in the centre of this popular village, with private garden and lovely views across the adjoining playing fields and open countryside.

KEY FEATURES

- Covered entrance area to hall with cloakroom.
- Living room with feature fireplace and gas fire, as well as bay window to rear.
- Open plan kitchen/dining room with windows to both front and rear. There is also a door providing side access and a range of fitted units.
- Staircase from hall to spacious first floor landing, where there are 3 double bedrooms with built in wardrobes and a family bathroom. The main bedroom also has an en-suite bathroom.
- Staircase from first floor to second floor landing, providing access to shower room and 2 further large double bedrooms, again with built in wardrobes.
- Gas fired central heating and double-glazed windows.
- Driveway providing parking for about 2 cars and access to an integral single garage.
- Private rear garden, which is mainly paved for easy maintenance.
- Lovely views to rear across the neighbouring playing fields and countryside.
- A short walk from village amenities including primary school, local shop, café and pub. The property is also in the catchment area for the outstanding Corbet secondary school.

Cooper Green Pooks
3 Barker Street
Shrewsbury
SY1 1QF

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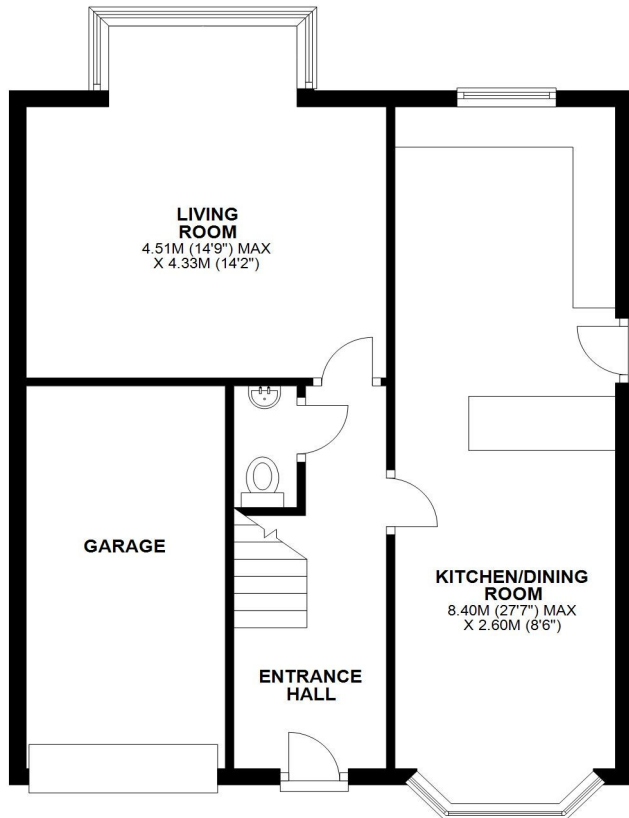


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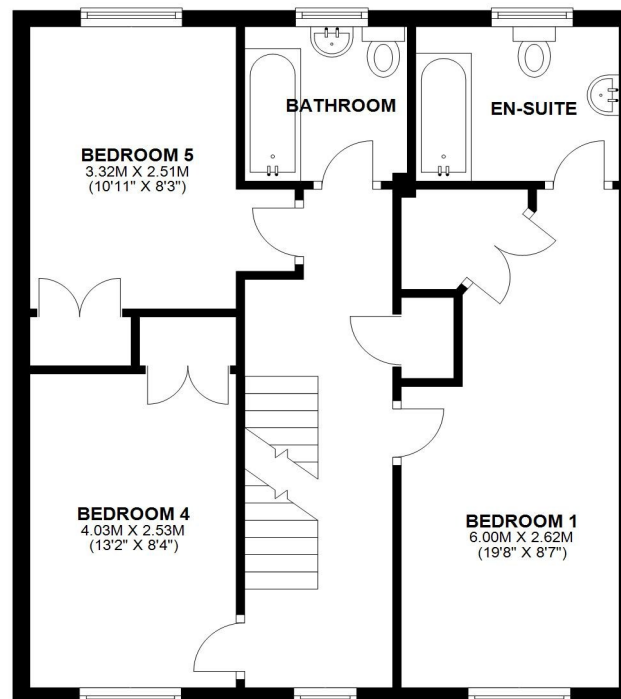
GROUND FLOOR

APPROX. 46.1 SQ. METRES (495.7 SQ. FEET)



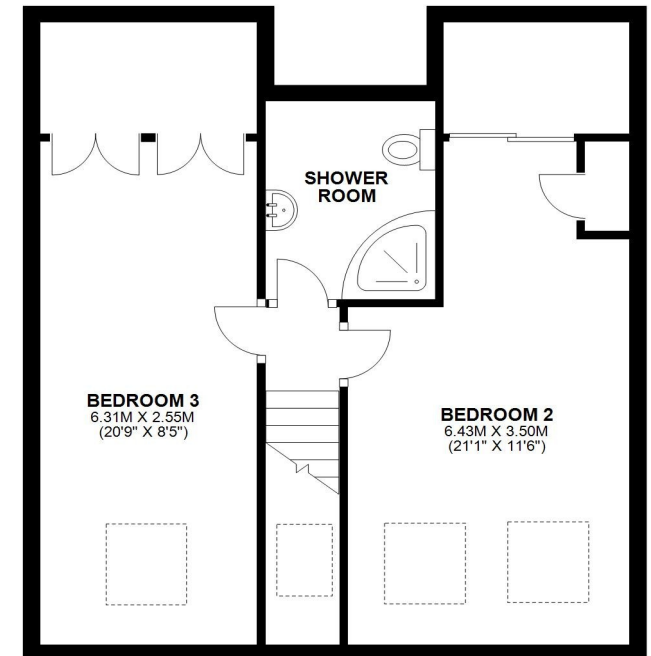
FIRST FLOOR

APPROX. 56.0 SQ. METRES (603.1 SQ. FEET)



SECOND FLOOR

APPROX. 53.7 SQ. METRES (577.6 SQ. FEET)



TOTAL AREA: APPROX. 155.7 SQ. METRES (1676.4 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



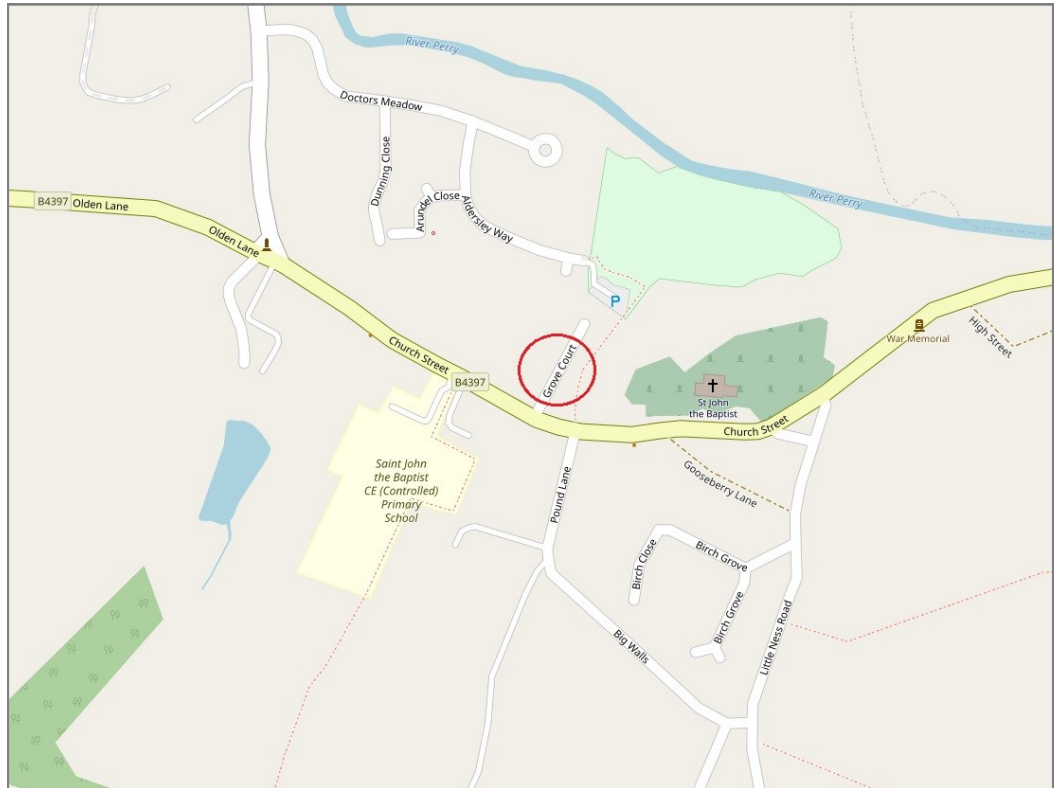




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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band C
Services	All mains services are connected

Expert mortgage advice available
3 Barker St, Shrewsbury SY1 1QF
Cooper Green Pooks
01743 276666



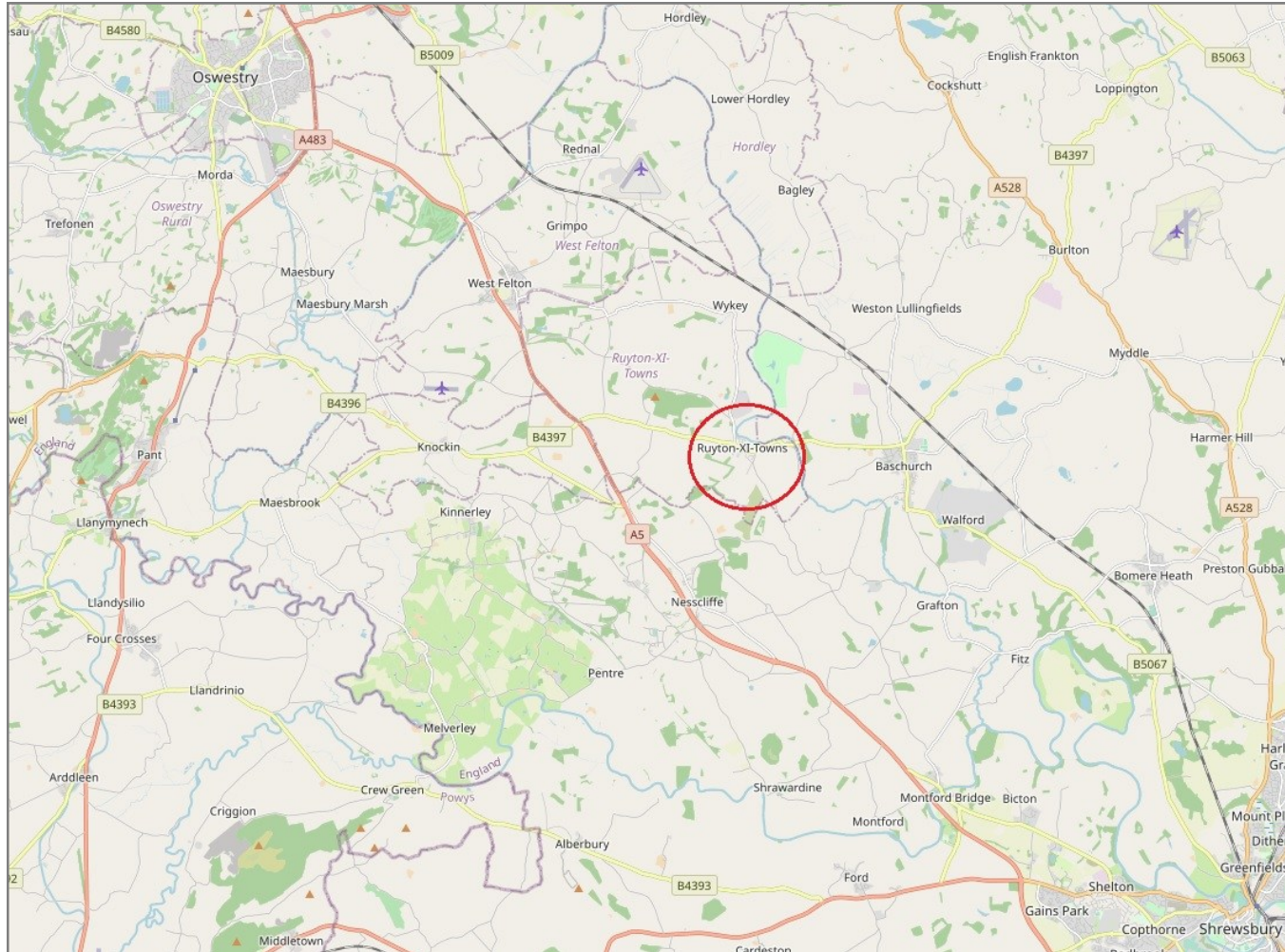
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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