

2 FIVEWAYS STARTLEWOOD LANE

RUYTON XI TOWNS | SHREWSBURY | SHROPSHIRE | SY4 1NA







A beautifully presented charming 3 bedroom cottage with generous gardens and delightful open views over fields and countryside set in an idyllic rural location. The property also benefits from a garden office and outside toilet with sink.

£1,200 Per Calendar Month



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- **Available now**
- **Popular village location**
- **Garden Home Office**
- **Log Burner**
- **Underfloor Heating**
- **Driveway parking for two cars**

DIRECTIONS

From Shrewsbury proceed north along the new Nesscliffe bypass and continue across the roundabout staying on the A5 heading north until reaching a crossroads, turn right signposted Ruyton XI Towns. Follow this road into the village, past the war memorial on the left hand side and continue along taking the first available right turn after a garage on the right hand side signposted Pound Lane. Follow the lane around to the left onto Big Walls and then take the next right turn onto Startlewood Lane. Continue along and the property will be found on the right hand side.

SITUATION

The property is located in this popular village with the benefit of being within walking distance of many of its amenities which includes 2 pubs, store/post office, church, primary school and the well known Packwood Haugh Preparatory School. Baschurch is also easily accessible with further amenities and the popular Corbett School.



DESCRIPTION

A beautifully presented charming 3 bedroom cottage with generous gardens and delightful open views over fields and countryside set in an idyllic rural location. The ground floor offers a delightful living room with attractive fireplace and log burning stove whilst the open living dining kitchen is located to the rear and is fitted with a modern range of units. Bifold doors offer appealing views over the rear gardens and countryside beyond. To the first floor there are three bedrooms, one of which benefits from an ensuite shower room whilst the remaining two are served by the main bathroom. The property is approached over a quarry tiled pathway giving access to the front door while parking is located to the side offering a stone driveway for parking for circa two vehicles. The property also benefits from a garden office and outside toilet with sink.

LIVING ROOM

With attractive oak boarded flooring, delightful fireplace with quarry tiled hearth and feature brick arch housing a Stanley log burning stove. Fitted storage cupboard with shelving over. Staircase leading to first floor.

OPEN PLAN LIVING DINING KITCHEN

FIRST FLOOR LANDING

With inset spotlights, built in airing cupboard housing the gas fired central heating boiler. Doors off and to:

BEDROOM 1

Window with views over fields and door to:





ENSUITE SHOWER ROOM

With tiled floor and providing a modern white suite comprising low level WC, pedestal wash hand basin and shower cubicle with sliding splash screen and inset tiles housing the mains fed shower.

BEDROOM 2

Benefitting from a beautiful outlook over the adjoining farmland and countryside with Berwyn hills in the distance. TV aerial point,

BEDROOM 3

Window with attractive aspect.

BATHROOM

With tiled floor and providing a modern white suite comprising low level WC, pedestal wash hand basin and tiled panelled bath with mains fed shower over and splash screen. Majority tiled walls, shaving light. Inset spotlights and extractor fan.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TERMS OF LEASE

Available on an assured periodic tenancy. A security deposit of 5 weeks will be required to be held by the DPS. A holding deposit of 1 weeks rent is required to enable us to carry out our referencing.

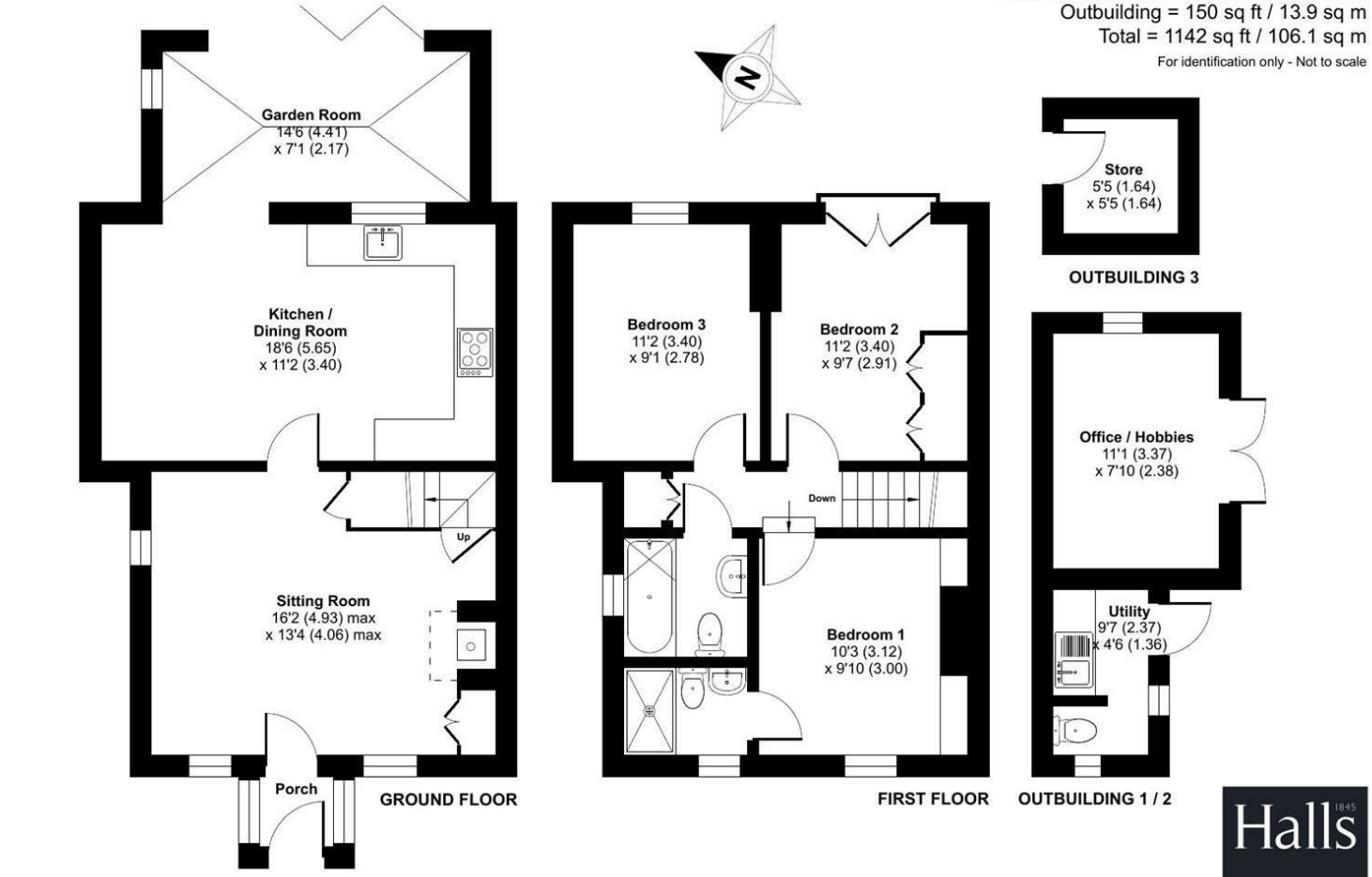
COUNCIL TAX

The property is in Council Tax band 'B' on the Shropshire Council Register.

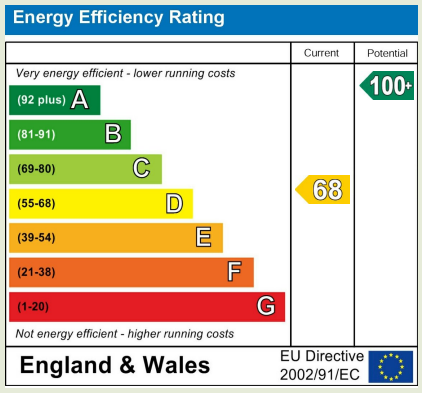
VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

Approximate Area = 992 sq ft / 92.2 sq m
Outbuilding = 150 sq ft / 13.9 sq m
Total = 1142 sq ft / 106.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1520641



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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The Property Ombudsman

SHREWSBURY LETTINGS
2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ
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www.hallsgb.com

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