

36 BIRCH GROVE

RUYTON XI TOWNS | SHREWSBURY | SHROPSHIRE | SY4 1LH







A comprehensively renovated two-bedroom first floor apartment now boasting around 850 sq ft of well presented living accommodation, alongside private gardens and ample driveway parking; enviably situated within the popular village of Ruyton XI Towns.

£850 Per Calendar Month





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- **Comprehensively Modernised**
- **Circa 850 sq ft**
- **Well Presented**
- **Off Street Parking**
- **Private Gardens**
- **Available Long Term**

DESCRIPTION

36 Birch Grove is a deceptively spacious two-bedroom first floor apartment which has recently been subject to a comprehensive scheme of modernisation and improvement works, and which now boasts around 850 sq ft of well proportioned and well presented living accommodation.

The accommodation is predominately situated across one floor, however, ground floor access is provided via a useful entrance hall which moves through to a general storage area to the rear, this opening directly onto the private rear gardens and carport.

SITUATION

The property enjoys a pleasant position on the edge of the popular village of Ruyton XI Towns, a well situated Shropshire village which enjoys a range of amenities, including School, Church, Public House, and Church whilst being well located for access to the nearby centres of Baschurch and Ellesmere, both of which enjoy wider range of facilities, including further schooling, Supermarket, Restaurants, and a range of independent shops. The county centre of Shrewsbury lies around 10 miles to the south and enjoys a comprehensive array of amenities, including cultural and artistic attractions.

THE PROPERTY

The property provides principal access via a door which leads into a ground floor Entrance Hall with ample space for boots and coats, and from where stairs rise to the first floor, with a door lead directly on to a general storage area which boasts an external side door into the carport and further onto the garden.

Stairs rise from the Entrance Hall to a first floor landing with a number of recessed storage cupboards, with the landing culminating at a well-proportioned Kitchen/Breakfast Room with window overlooking the rear gardens. Turning left from the Kitchen, a newly implemented archway opens into a spacious Living Room which, at over 5m in length, provides ample space for seating and dining areas, alongside a large window overlooking the front.

The eastern element of the first floor comprises two comfortably sized Bedrooms, both of which offer ample space for double beds, and with Bedroom Two featuring a recessed wardrobe. The living accommodation is completed by a family Bathroom positioned between the Kitchen and Bedroom Two.

OUTSIDE

The property is approached off a council maintained cul-de-sac positioned on the perimeter of the village, onto a partially paved driveway, this leading on, via timber gates, to a carport positioned beside the property and offering opportunities for further parking space or covered storage, with an external doorway allowing access directly into the property.

The rear gardens are a notable feature of the property and are larger than might be expected for a property of this nature;, with areas of intersected by a concrete walkways.





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DIRECTIONS
From Shrewsbury proceed north west along the A5 through Nesscliffe to the Shotatton crossroads and turn right for Ruyton XI Towns. Proceed into the village and through the centre until, shortly after passing the church on the left, a right hand turn leads on to Little Ness Road, with a right hand turn positioned shortly after which allows access into Birch Grove. At a fork in the road on Birch Grove, turn right and the property will be located immediately on the right, identified by a Halls For Sale board.

HOLDING DEPOSIT
A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT
A security deposit equal to five weeks' rent will be due to be held by the DPS.

COUNCIL TAX
The property is in Council Tax band 'A' on the Shropshire Council Register.

SERVICES
We are advised that the property benefits from mains water, electrics, drainage, and gas.

LOCAL AUTHORITY
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

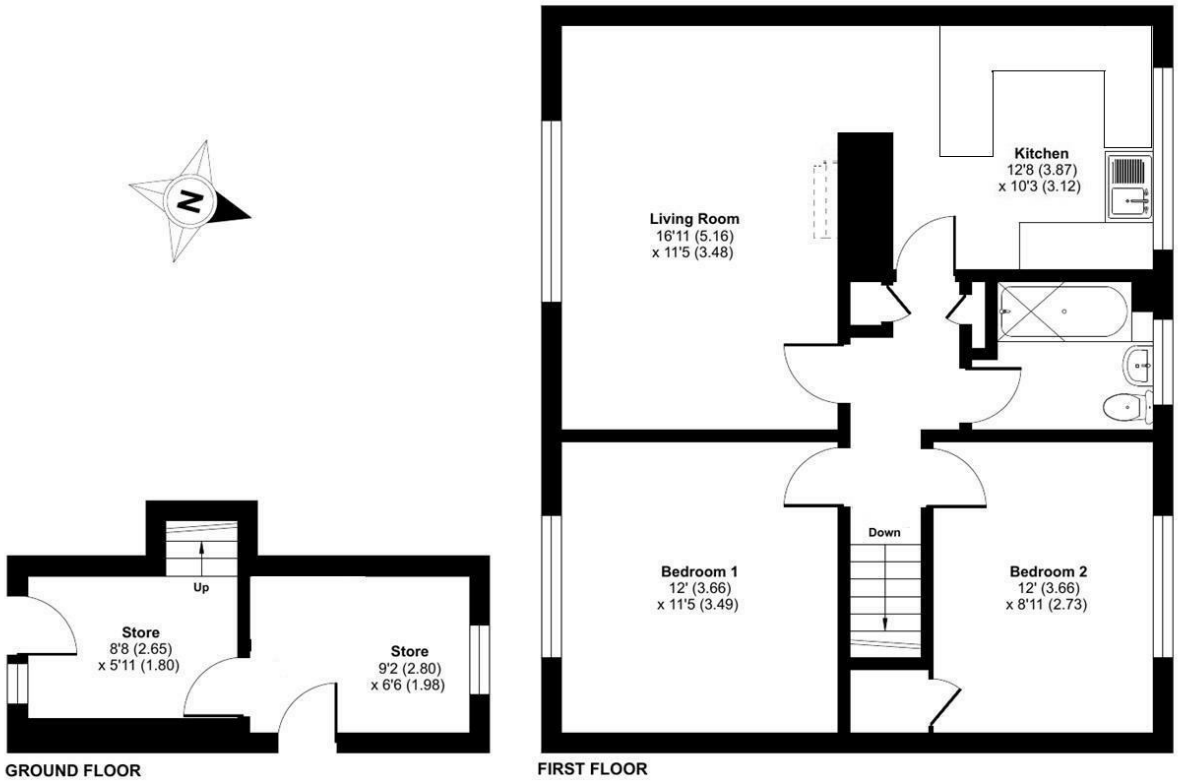
TERMS
The property will be offered on an APT with longer term tenants preferred.

Pets to be declared prior to viewing.

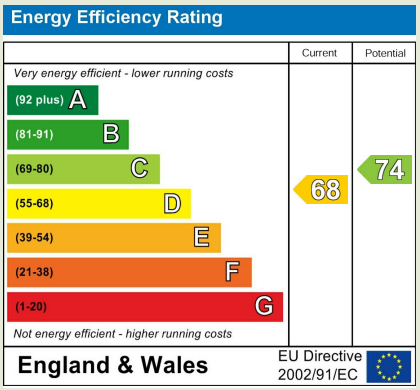
VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Approximate Area = 843 sq ft / 78.3 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 2025. Produced for Halls. REF: 1303663



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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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