



**The Oak House, School Road, Ruyton XI Towns, Shrewsbury, SY4 1JT**

4 bedroom detached house—£495,000 Freehold



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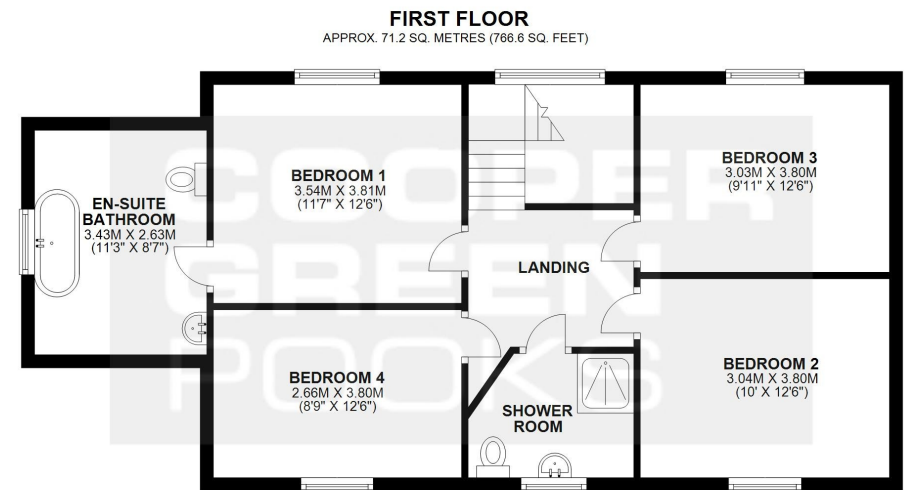
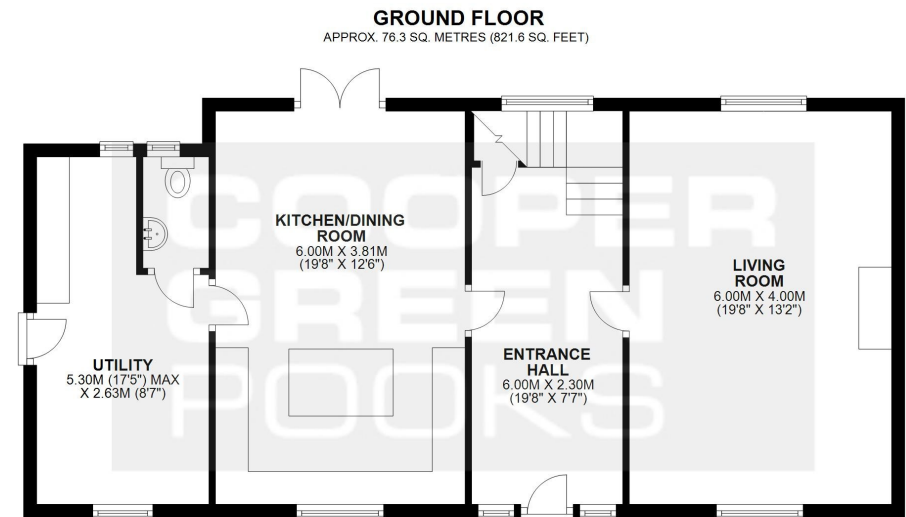
£495,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

This individually designed 'Border Oak' detached house offers very practical and well-planned accommodation, while being quietly situated within a beautiful setting and benefitting from fantastic views over surrounding countryside.

## KEY FEATURES

- Good sized entrance hall with useful under stairs storage and impressive turning staircase to landing
- Living room with feature exposed brick fireplace, wood burning stove and windows to two elevations
- Open plan kitchen/dining room, complete with range style cooker, island unit and glazed double doors to the rear garden
- Separate utility, currently also used as a study, with access to the cloakroom and garden
- Master bedroom and large en-suite bathroom
- Three further double bedrooms and a family shower room
- Double glazed windows and gas fired central heating with under floor heating throughout the ground floor
- Private landscaped rear garden, comprising areas of lawn, paved terracing, planted borders and sandstone walling
- Gravelled driveway to front providing plenty of parking and access to the detached garage
- The Oak House occupies a lovely position with a stunning outlook over woodland to the rear and open countryside to the front
- A quiet and convenient location, just a short distance from village amenities including primary school, cafe and pub. The property is also in the catchment area for the outstanding Corbet secondary school and within easy access of both Oswestry and Shrewsbury



TOTAL AREA: APPROX. 147.6 SQ. METRES (1588.2 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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**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



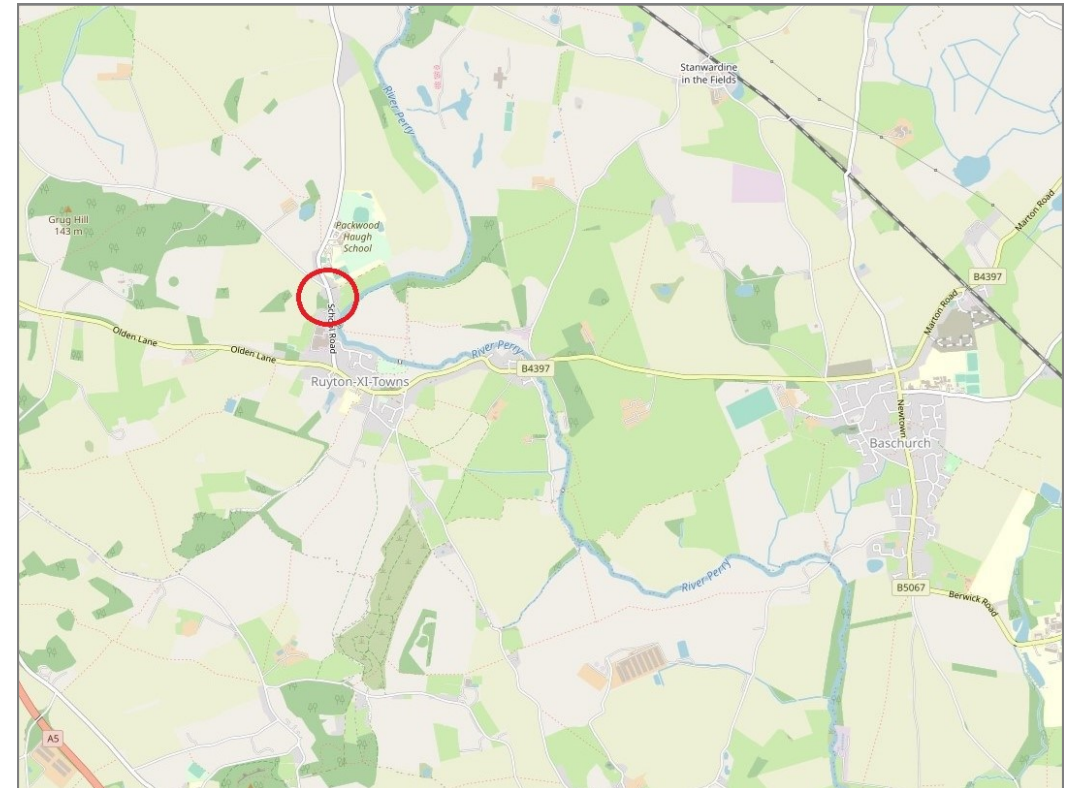
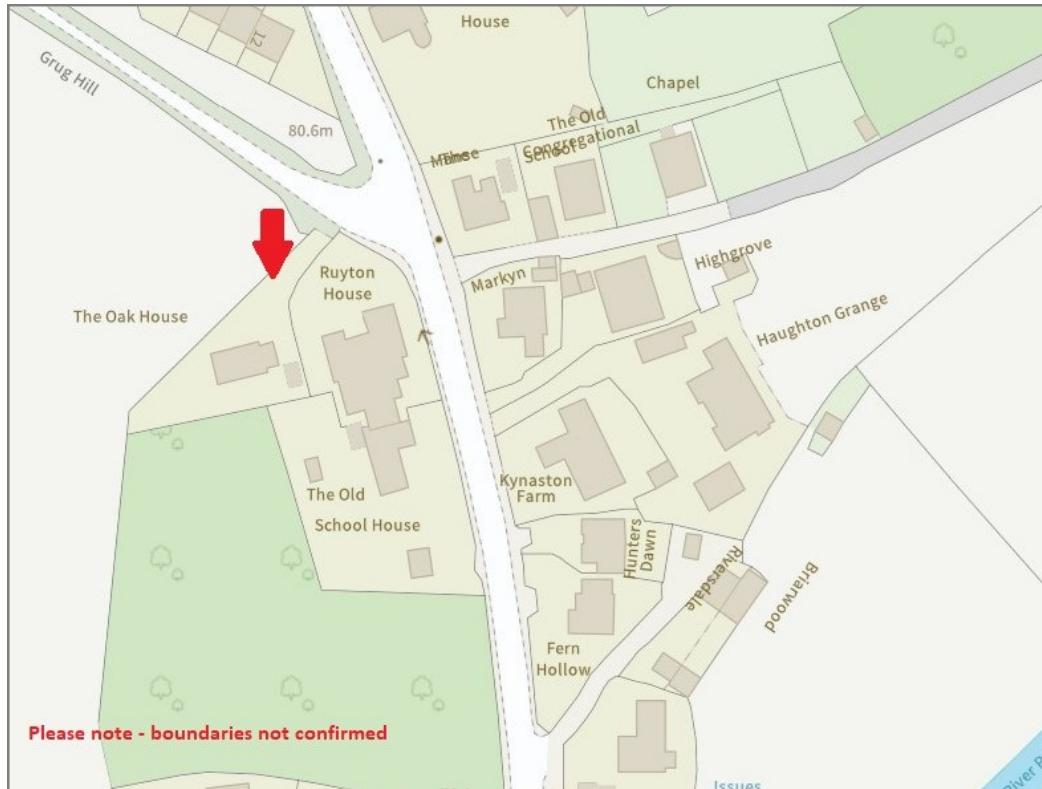
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>Band C</b>
Services	<b>All mains services are connected</b>

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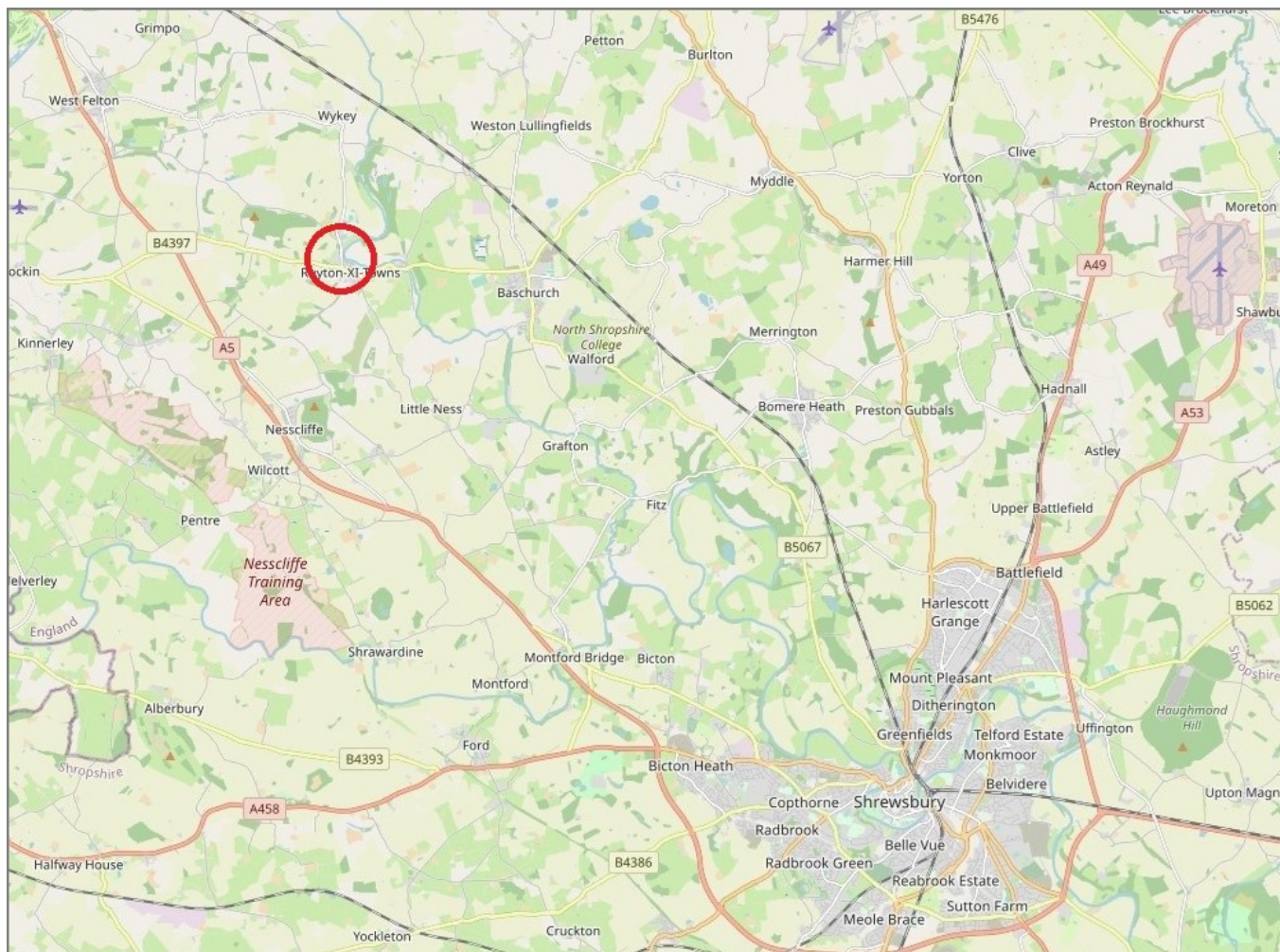


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