



2 FIVEWAYS

STARTLEWOOD LANE | RUYTON XI TOWNS | SHREWSBURY | SY4 1NA





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Oswestry 9.2 miles | Shrewsbury 10.5 miles | Telford 23.7 miles
(all mileages are approximate)

A MOST CHARMING MATURE SEMI-DETACHED COTTAGE, OFFERING
EXTENDED LIVING SPACE, SET WITH LOVELY GARDENS AND A
DELIGHTFUL OUTLOOK IN A MOST PICTURESQUE RURAL LOCATION.

Lovely rural location
Well proportioned accommodation
Excellent open plan kitchen diner and garden room
Driveway parking and lovely gardens
NO ONWARD CHAIN



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

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 a shop, church, primary school and the well known Packwood Haugh Preparatory School. There are also some lovely walking opportunities along The Cliffe, which is very close by. Baschurch is also easily accessible with further amenities and the popular Corbett School. Commuters will note that the county town of Shrewsbury is easily accessible via the A5 south as is Oswestry to the north.

PROPERTY

A beautifully presented and thoughtfully extended character cottage, occupying an idyllic rural setting with far-reaching countryside views.

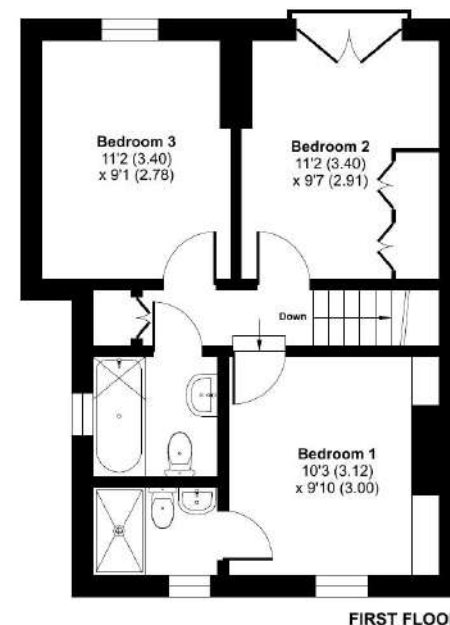
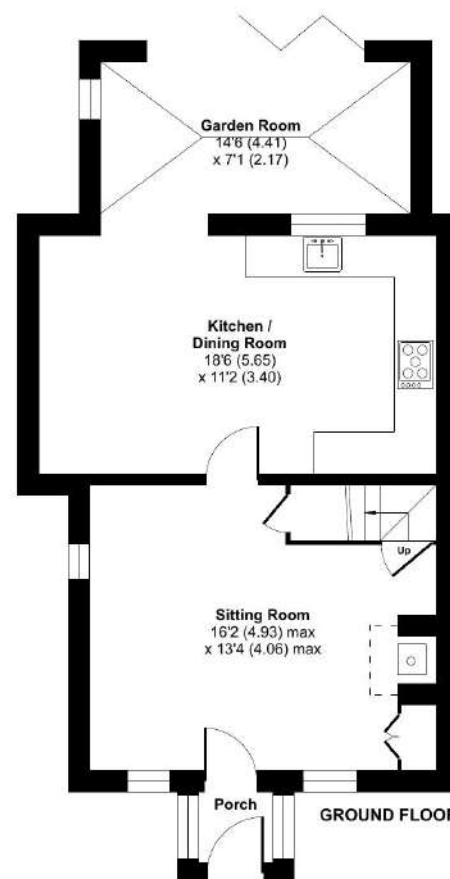
The property is approached via an entrance porch, leading into a charming sitting room featuring attractive oak flooring and a fireplace with a log-burning stove, creating a warm and inviting focal point.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1520641

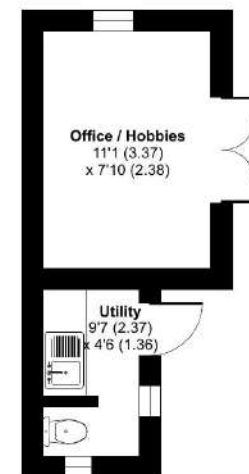
The well-appointed kitchen/diner has a tiled floor, a range of fitted units with solid wooden worktops and opens through to a delightful garden room. With its glazed roof and bi-folding doors opening onto the rear gardens, this is a wonderful space in which to enjoy the surrounding countryside.



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



OUTBUILDING 3



OUTBUILDING 1 / 2



To the first floor are three bedrooms. Bedroom one benefits from an en-suite shower room, while bedroom two has fitted wardrobes and glazed French doors opening onto a Juliet-style balcony, taking full advantage of the delightful aspect and far-reaching rural views. Bedroom three is also a good-sized room. The main bathroom is fitted with a white suite.



OUTSIDE

Outside, a gravelled driveway provides parking for two vehicles. The majority of the gardens are situated to the rear and enjoy stunning far-reaching rural views. The gardens comprise flowing lawns, established shrubbery beds and a selection of useful outbuildings.

Of particular note is a useful brick-built garden store, together with a versatile detached building incorporating a utility area, garden WC and separate office/hobbies room. This provides excellent additional space for home working, hobbies or practical household use.

Overall, this is a charming and characterful home, combining traditional features with thoughtful modern extensions, versatile accommodation and an exceptional rural setting

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - B



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



