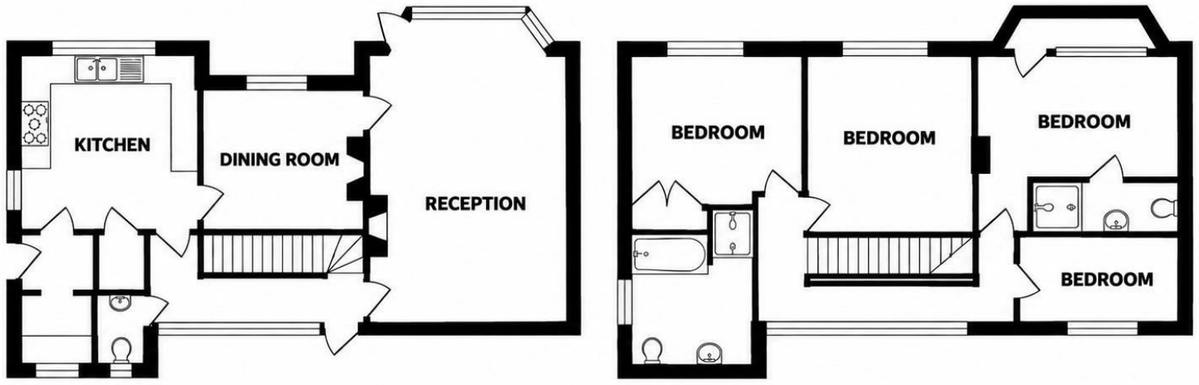
Approximate Gross Internal Area
161.00 sq m / 1733 sq ft

For identification only - Not to scale



Halls 1845

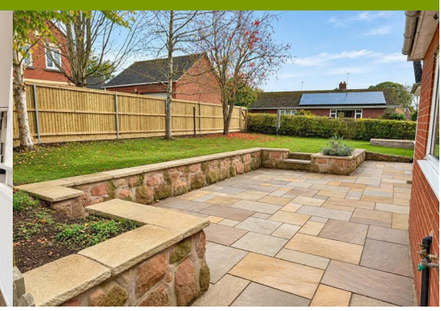


BRIDLEWAY

RUYTON XI TOWNS | SHREWSBURY | | SY4 1LR

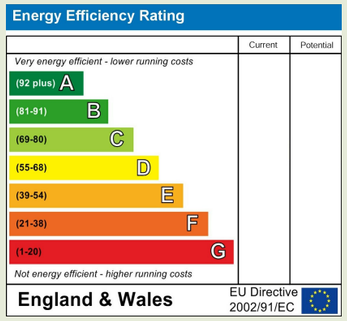






A spacious four-bedroom detached family home boasting ample driveway parking, well proportioned living accommodation, and attractive gardens; enviably situated on the edge of the popular Shropshire village of Ruyton XI Towns.

£1,500 Per Calendar Month



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

Halls 1845

ELLESMERE LETTINGS

1-3 Cross Street | Ellesmere | Shropshire | SY12 0AW

01691 622602 ellesmerelettings@hallsgb.com

www.hallsgb.com

IMPORTANT INFORMATION - 1. These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.



2 4 2

- **Detached Family Home**
- **Over 1,700 sq ft**
- **Attractive Gardens**
- **Ample Driveway Parking**
- **Further Parcel of Land Available**
- **Available Long Term**

DESCRIPTION

Bridleway is an attractive and well-proportioned four-bedroom detached family home, offering spacious and versatile accommodation extending to approximately 1,733 sq ft. Recently redecorated throughout, the property is presented in excellent decorative order and offers a particularly appealing arrangement of living and bedroom accommodation, ideally suited to modern family life. With generous reception space, four comfortable bedrooms and a practical internal layout, the house provides an excellent opportunity to acquire a substantial family home in a popular and well-established village setting.

The property is complemented by attractive and well-maintained gardens, providing a pleasant setting to the house and ample space for outdoor recreation, relaxation and entertaining. The outside space is further enhanced by a useful timber storage shed, whilst ample off-road parking adds to the property's everyday practicality. Together, the generous accommodation and appealing grounds combine to create a comfortable and versatile family home within the sought-after village of Ruyton XI Towns.

SITUATION

Bridleway is positioned on the edge of the popular North Shropshire village of Ruyton XI Towns, a well-regarded village surrounded by attractive rolling countryside. The village offers everyday amenities and enjoys convenient access to both Shrewsbury and Oswestry, making it well placed for those seeking a balance of village life and accessibility. The surrounding area provides excellent walking, riding and country pursuits, together with access to a wide range of shopping, schooling and leisure facilities nearby.



SCHOOLING

Within a convenient proximity are a number of well regarded state and private schools, including St John the Baptist CofE, Baschurch Primary, The Corbet School, Ellesmere Primary, Lakelands Academy, Packwood Haugh, Adcote School for Girls, and Ellesmere College.

DIRECTIONS

W3W

///speedily.dabbling.take

N.B.

A further triangular parcel of the land positioned immediately to the fore of the property can be included within the tenancy by separate negotiation.

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.

TERMS

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

Pets to be declared prior to viewing.

SERVICES

The property is served by mains water, electric, drainage, and gas.

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

The property is shown as being within council tax band E on the local authority register

VIEWINGS

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



