

SAMUEL WOOD

7 Peverey Close, Ruyton XI Towns, Shrewsbury, Shropshire, SY4 1LL

Asking Price £550,000



7 Peverey Close

Ruyton XI Towns, Shrewsbury, Shropshire, SY4 1LL

5 2 3 C

- Exceptional Five Bedroom Family Home
- Four Bedrooms With Fitted Wardrobes
- Beautifully Landscaped Private Gardens
- Versatile Home Office Space
- Excellent Baschurch School Catchment
- Impressive Open Plan Kitchen Diner
- Luxurious Principal Bedroom Suite
- Double Garage With Driveway Parking
- Prime Village Cul-De-Sac Position
- EPC Rating C

Occupying a prime position within a peaceful cul-de-sac and enjoying beautiful open rural views to the front, this exceptional five-bedroom detached family home combines generous living space with high-quality finishes and a superb setting. Situated in the charming village of Ruyton XI Towns, the property is just two miles from the highly sought-after village of Baschurch, offering an excellent range of amenities including shops, pubs, a doctors' surgery, highly regarded schools and excellent road links for commuting. Thoughtfully updated by the current owners, the home benefits from a new front door, replacement fascias, soffits and guttering. Designed with modern family living in mind, it boasts stylish interiors, a feature log-burning stove, beautifully landscaped gardens and versatile accommodation including a home office. With ample driveway parking, a double garage and a private enclosed garden ideal for entertaining, this is a superb family home in a highly desirable village setting.

A welcoming entrance hall leads to a superb range of reception spaces, including a comfortable living room centred around a feature fireplace with log-burning stove, a separate dining room and a bright conservatory overlooking the garden. The impressive L-shaped kitchen/dining room is fitted with a range of integrated appliances and provides an ideal hub for everyday family life and entertaining, complemented by a separate utility room and convenient downstairs cloakroom.

The first floor offers five well-proportioned bedrooms, with four benefitting from fitted wardrobes. The principal bedroom enjoys a stylish en-suite featuring his-and-hers wash basins, while the contemporary family bathroom has been finished to a high specification. A dedicated home office provides the ideal space for remote working or study.

To the front, the property enjoys attractive rural views, a driveway providing parking for two to three vehicles and access to the double garage. Gated side access leads to the beautifully landscaped rear garden, where an enclosed private setting incorporates decking and patio areas, creating the perfect space for outdoor dining, entertaining and family enjoyment.







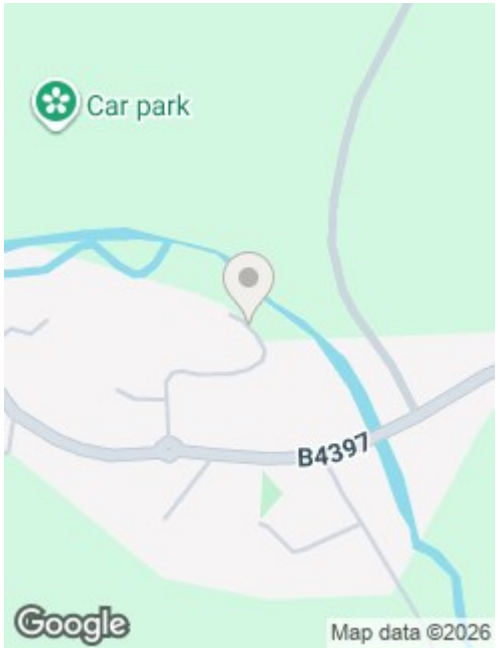

Relax











Directions

What3words: ///bulge.ooze.crumble

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 6 Mbps, Superfast 57 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





Floor Plans



Total floor area: 201.2 sq.m. (2,165 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.