

Old Post Office Church Street, Ruyton Xi Towns,
Shrewsbury, Shropshire, SY4 1LA

www.hbshrop.co.uk



Offers In The Region Of £280,000

Viewing: strictly by appointment
through the agent

Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.
The Property Misdescriptions Act
Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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A deceptively spacious, improved and charming two bedroom detached cottage, offering a wealth of character and charm throughout. The property is situated within this sought after village location of Ryton -XI-Towns having good amenities, primary school, public house and village store (due to open imminently). Access to the historic country town of Shrewsbury and market town of Oswestry are readily accessible as is the A5 which links up to the Shrewsbury bypass and the M54 motorway network. Viewing is highly recommended.

The accommodation briefly comprises of the following: Feature reception hallway, lounge, attractive refitted kitchen/diner, inner hallway, refitted ground floor bathroom, UPVC double glazed conservatory, first floor landing, master bedroom with ensuite WC, further double bedroom, close front low maintenance courtyard, generous size rear enclosed gardens, good size driveway, oil fired central heating, UPVC double glazing.

The accommodation in greater detail comprises:

Canopy over, UPVC double glazed entrance door gives access to:

Attractive reception hallway

Having a feature exposed brick inglenook, parquet wooden flooring, exposed timbers to ceiling, UPVC double glazed window, understairs storage cupboard.

Door from reception hallway gives access to:

Lounge

14'5 x 13'6

Having two UPVC double glazed windows, wood burning stove with timber mantle, exposed beams to ceiling, two radiators, wood effect flooring.

Door from reception hallway gives access to:

Refitted kitchen/diner

19'1 x 12'2 max reducing to 9'1 min

Having an attractive range of eye level and base units with built-in cupboards and drawers, integrated fridge freezer, oven with four ring hob, Rayburn stove (currently disconnected), granite worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, tiled floor, exposed beams to ceiling, plate rack, UPVC double glazed windows, UPVC double glazed door giving access to front of property, walk-in pantry.

From refitted kitchen/diner door gives access to:

Inner hallway

Having UPVC double glazed window to front, tiled floor.

Door from inner hallway gives access to:

Refitted ground floor bathroom

Having a four piece suite comprising: Large tiled shower cubicle, roll top bath with antique style with mixer tap over and hand-held shower attachment off, pedestal wash hand basin, low flush WC, radiator, UPVC double glazed window to rear, tiled floor, extractor fan.

From refitted kitchen/diner UPVC double glazed door gives access to:

UPVC double glazed conservatory

10'8 x 9'11

Having a range of UPVC double glazed windows, UPVC double glazed doors giving access to rear gardens, UPVC double glazed roof, tiled floor, radiator.

From reception hallway stairs rise to:

First floor landing

Having UPVC double glazed window to side, exposed timbers to ceiling.





Doors then give access to: Two double bedrooms.

Bedroom one

14'9 x 14'6

Having two UPVC double glazed windows, exposed timbers to ceiling, two radiators, range of fitted wardrobes with eye level storage cupboards above.

Door to:

Ensuite WC

Having low flush WC, wall mounted wash hand basin, exposed timbers to ceiling.

Bedroom two

8'8 x 8'1

Having UPVC double glazed window, radiator, built-in wardrobe, loft access.

Outside

To the front of the property there is a pleasing low maintenance courtyard enclosed by sandstone walling and timber fencing. To the side of the property there is a driveway providing ample off street parking. Gated access then leads to the property's:

Generous size rear enclosed gardens

Having a paved patio area, oil tank, oil fired central heating boiler, lawn garden, variety of shrubs, timber summerhouse. To the side of the summerhouse gated access then leads to a further garden area. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, oil and drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

