

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £215,000

4 Doctors Meadow, Ruyton Xi Towns, Shrewsbury,
Shropshire, SY4 1LX

🏠 3 Bedrooms

🚿 1 Bathroom

4 Doctors Meadow, Ruyton Xi Towns, Shrewsbury, Shropshire, SY4 1LX



General Remarks

A spacious and well located three bedroom semi-detached property situated in a corner plot within the popular village of Ruyton Xi Towns. The property includes a large driveway to the front providing access to the garage, supplemented by good gardens at both the front and rear. There is a good sized rear Conservatory leading off the Kitchen, while the property is warmed by gas fired central heating and is fully double glazed. Early inspection is highly recommended by the selling agent.



Location: 4 Doctors Meadow is situated in the historic village of Ruyton XI Towns. The village itself has an excellent range of local amenities, including Shop, Post Office, Primary School and Public House. Easy access onto the A5 provides a direct link to the market town of Oswestry and the County town of Shrewsbury which both provide a far wider range of shops and facilities. The property is also well placed for access to Chester, Telford and Wolverhampton as well as the motorway network beyond. Nearby train stations at Shrewsbury and Gobowen provide direct mainline links.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

Accommodation

A part glazed uPVC door leads into:

Hall: Radiator, stairs to first floor landing, telephone point and door off to:

Living Room: 14' 5" x 12' 6" (4.40m x 3.80m) plus bay window Gas fireplace, bay window to front, radiator, TV/telephone points, understairs cupboard and door to:

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Kitchen/Diner: 15' 6" x 9' 7" (4.72m x 2.92m)
Fitted base/eye level wall units with worktops over and inset 1.5 bowl composite sink/drainer. Integrated oven with gas hob and extractor hood over. Space/plumbing for washing machine and fridge freezer. Worcester gas fired boiler, tiled floor, part tiled walls, radiator, door to garage and separate glazed doors to:

Conservatory: 13' 2" x 9' 1" (4.01m x 2.76m)
Wood effect flooring and glazed doors to gardens.

Stairs to first floor landing: Airing cupboard with radiator/slatted shelving, access to loft space and doors off to:

Bedroom 1: 12' 2" x 8' 10" (3.71m x 2.70m)
Radiator and fitted wardrobe.

Bedroom 2: 10' 0" x 8' 9" (3.04m x 2.67m) Built in cupboard and radiator.

Bedroom 3: 9' 3" x 6' 6" (2.82m x 1.98m) max
Overstairs platform and radiator.





Bathroom: 6' 6" x 5' 6" (1.97m x 1.67m) Suite comprising panel bath with mixer shower over, pedestal wash hand basin and low level flush w.c. Part tiled walls, heated towel rail and extractor fan.

Garage: 16' 0" x 8' 3" (4.87m x 2.52m) Light/power facilities laid on, doors to front and pedestrian door to store at rear with door to gardens.

Outside: At the front of the property, the large resin bound driveway is bordered by gravelled beds, flowering beds and lawns. A pedestrian gate at the side provides access to the rear gardens which include lawns, decking, resin bound patio area and flowering/shrubbery beds. There is also a timber garden storage shed.

EPC Rating: EPC Rating - Band 'C' (74).

Council Tax Band: Council Tax Band - 'C'.

Local Authority: Shropshire County Council.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

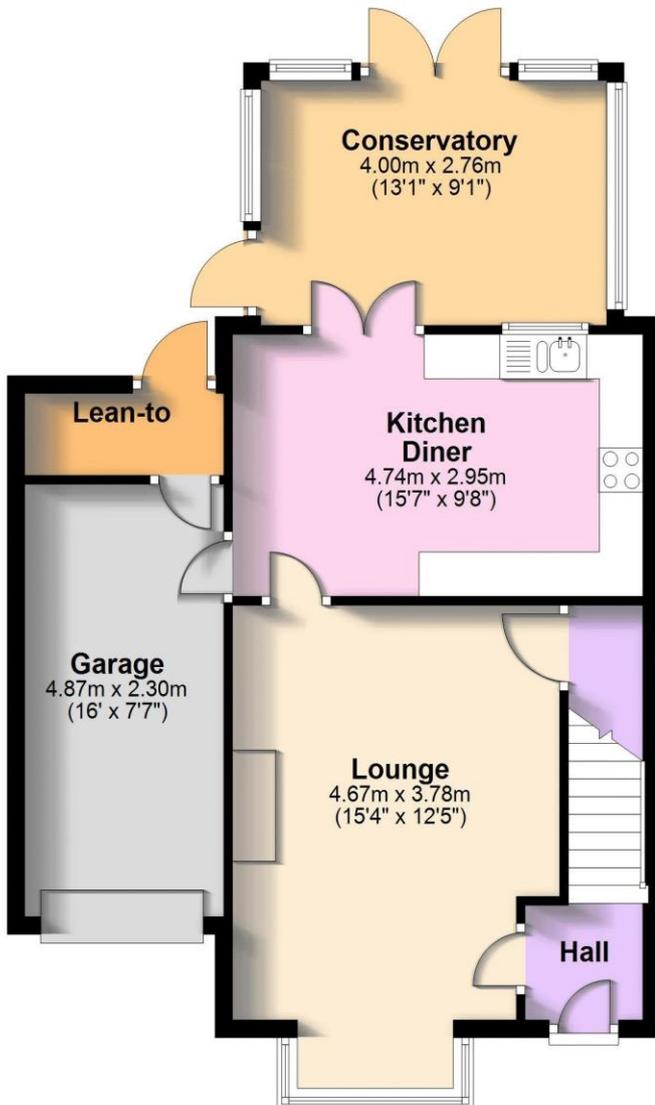
Services: We are informed that the property has mains electricity, gas, water and drainage connections.

Directions: From the A5 take the B4397 at Shotatton Crossroads signposted to Ruyton XI Towns. Continue into the village before taking the first turning left at the memorial onto School Road. Continue until the turning into Doctors meadow on the right. The property will be found on the right, as identified by the Agent's board.



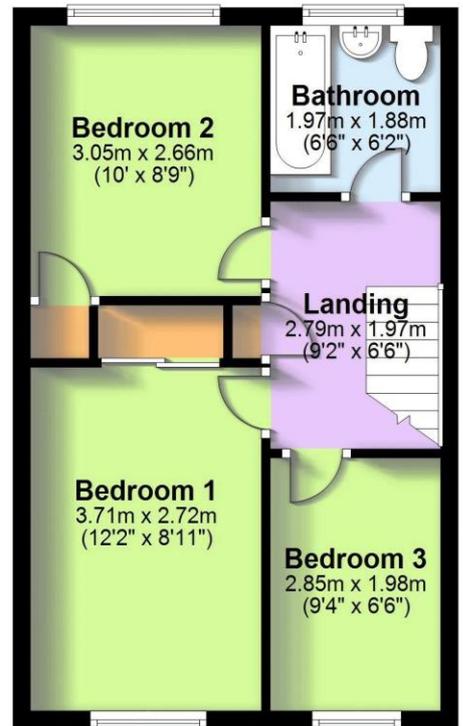
Ground Floor

Approx. 62.6 sq. metres (674.4 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.3 sq. feet)



Total area: approx. 99.0 sq. metres (1065.6 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

