



2 Birch Grove, Ruyton XI Towns, Shrewsbury, Shropshire,
SY4 1LH

www.hbshrop.co.uk



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.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £155,000

Viewing: strictly by appointment
through the agent

Occupying a pleasing position along with NO UPWARD CHAIN, this is a neatly presented and particularly well-proportioned two bedroom semi-detached bungalow. Ruyton XI Towns is a popular village location, approximately 10 miles from Shrewsbury and a similar distance to Wem and Oswestry. The village has a good variety of local amenities, with a wider range to be found in the nearby village of Baschurch. Viewing is recommended. The accommodation briefly comprises the following: entrance hall, lounge, kitchen / breakfast room, side lobby, useful store, two bedrooms, bathroom, front and rear enclosed gardens, oil fired central heating. NO UPWARD CHAIN. Popular village location. Viewing recommended.

The accommodation in greater detail comprises the following:

Wooden framed glazed entrance door with glazed window to side gives access to:

Entrance hallway

Having radiator, loft access. Door from entrance hallway gives access to:

Lounge

12'10 x 11'2

Having upvc double glazed window to front, open fireplace with tiled mantle, radiator. Wooden framed glazed door from lounge gives access to:

Kitchen / breakfast room

9'6 x 8'3

Having eye level and base units with built-in cupboards and drawers, free-standing cooker with 4 ring electric hob, fitted worktop's with stainless steel sink with splash surrounds, floor-mounted oil fired central heating boiler, radiator, eye level display cabinet, upvc double glazed window to rear. Part glazed door from kitchen / breakfast room gives access to:

Side lobby

13'3 reducing 5'9 x 11'6

Having glazed windows to front, part glazed door giving access to front of property and part glazed door giving access to the property's rear gardens. From side lobby door gives access to:

Brick store

10'7 x 6'0

Having upvc double glazed window to rear.

From hallway doors give access to two bedrooms and bathroom

Bedroom

11'10 x 10'1

Having upvc double glazed window to rear, radiator.

Bedroom

10'1 x 7'8

Having upvc double glazed window to front, radiator.

Bathroom

Having a three piece white suite comprising: timber style panelled bath, low flush WC, wall-mounted wash hand basin, radiator, airing cupboard with hot water tank cylinder, upvc double glazed windows to rear.

Outside

To the front of the property a paved pathway gives access to the front door and side lobby with lawned garden to side. The rear gardens comprise: paved patio area, oil tank, lawned gardens, paved pathway, the rear gardens are enclosed

Services

Mains water, electricity, drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

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.

Council Tax Banding A

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 for 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.

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOORPLANS

Ground Floor

