





12 Dunning Close, Ruyton XI Towns, Shrewsbury, SY4 1LY
£350,000

Part Exchange Considered Please contact agent for further details. A well presented and spacious detached family home with an attractive rear garden, situated at the end of a no through cul de sac in Ruyton XI Towns. Ruyton XI Towns has a good range of amenities including: School, Cafe, and Church, whilst also being well placed for access to the larger towns of Oswestry and Baschurch, with the county town of Shrewsbury being within reasonable commuting distance.



Entrance Hall

7'1 x 4'7 (2.16m x 1.40m)

Hall with period style tiled flooring and radiator.

Door to:

Living Room

19'7 x 12'11 (5.97m x 3.94m)

Large living room of around 20ft long with a bay window and an attractive outlook. Wall mounted SMEG gas fire.

Door to:

Kitchen/ Diner

12'4 x 16'2 (3.76m x 4.93m)

Fitted with modern eye level and base units with built in cupboards and drawers, single drainer sink unit set into worktops with mixer tap over, integrated dishwasher, integrated BOSCH oven and electric hob, tiled splash surrounds, radiator, period style flooring, under stairs storage cupboard, uPVC double glazed window, French doors give access to the rear garden.

Door to:

Utility room

9'10 x 4'9 (3.00m x 1.45m)

Fitted worktop with stainless steel sink and mixer tap, tiled splash surround, space for washing machine, period style flooring, radiator, uPVC double glazed door which gives access to the rear gardens.

Door to:

W/C

5'11 x 3'2 (1.80m x 0.97m)

Newly fitted with low level flush wc, wash hand basin with mixer tap, tiled splash surround and period style flooring.

Living Room/ Study

12 x 8'1 (3.66m x 2.46m)

Can be used as a fifth bedroom. uPVC double glazed window to front, radiator, two TV aerial points.

Landing

12'6 x 6 (3.81m x 1.83m)

Providing access to loft space with pull down ladder, airing cupboard with Valliant pressurised water system.

Principle Bedroom

10'10 x 9'4 (3.30m x 2.84m)

uPVC double glazed window to the rear, radiator, TV aerial point and built-in mirror wardrobe.

Door to:

Ensuite Shower Room

5 x 4'5 (1.52m x 1.35m)

With tiled shower cubicle, pedestal wash hand basin, low level flush wc, uPVC double glazed window to front, shaver point, part tiled to walls, extractor fan to ceiling, heated ladder style towel rail.

Second Bedroom

8 x 16'9 (2.44m x 5.11m)

uPVC double glazed windows to front, radiator.

Third Bedroom

10'11 x 8'7 (3.33m x 2.62m)

uPVC double glazed window and radiator.

Fourth Bedroom

9'9 x 8'3 (2.97m x 2.51m)

uPVC double glazed window to rear, radiator.

Family Bathroom

5'6 x 6'7 (1.68m x 2.01m)

Fitted with white suite, comprising panelled bath with shower unit over and glass side screen, pedestal wash basin with fountain effect mixer tap over and low level flush wc, period style flooring, part tiled to walls, uPVC double glazed window to the rear, heated ladder style towel radiator, extractor fan.

Outside

The property occupies an enviable cul de sac location, with a pleasant outlook to the front. To the front there is a double width tarmac driveway with lawn area to the side. Gated side pedestrian access leads to the rear garden. The rear garden is mainly laid to lawn with paved patio. The garden is fully enclosed with fencing.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 6 Mbps & Superfast 900 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Low/ very low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

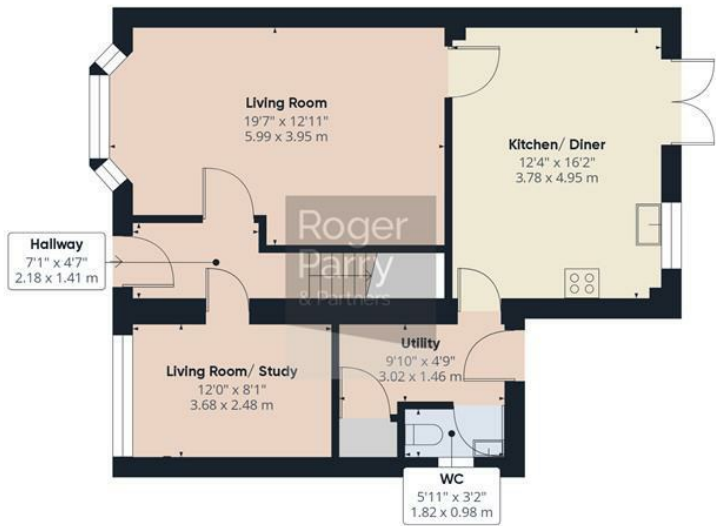
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

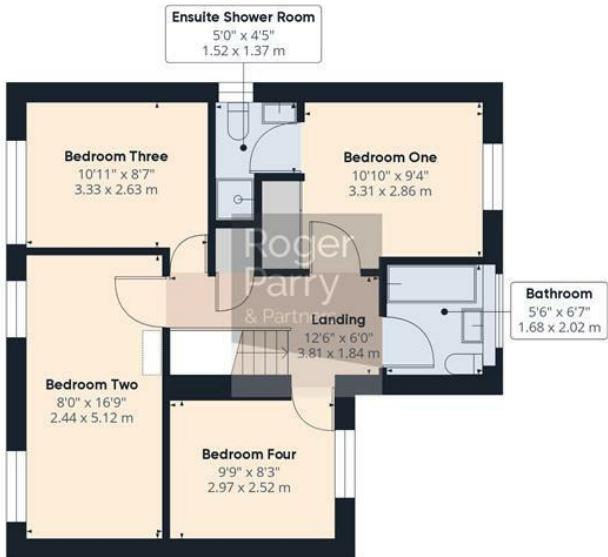
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area[®]
1249.69 ft²
116.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority: Shropshire Council

Council Tax Band: E

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.