



Birch Grove, Ruyton Xi Towns, Shrewsbury **£92,950**





YOUR MOVE







## Birch Grove, Ruyton Xi Towns, Shrewsbury

**£92,950**

### Property Description

IDEAL INVESTMENT or FIRST TIME BUY - SOUGHT AFTER VILLAGE - THREE BEDROOMS - LAWNED REAR GARDEN - RADIATOR CENTRAL HEATING - DOUBLE GLAZING - LOUNGE with OPEN FIRE - This modern 1st floor apartment comprises: Entrance Hall; Store Room; First Floor: Living room with Open Fire; Dining Kitchen; Three Bedrooms; Refitted Kitchen; Outside: Lawned Rear Garden. EPC grade D.

### Our View

This 1st floor apartment is situated in a sought after village and would make an ideal investment of first time purchase. The property benefits from double glazing, radiator central heating and a refitted bathroom.

### Location

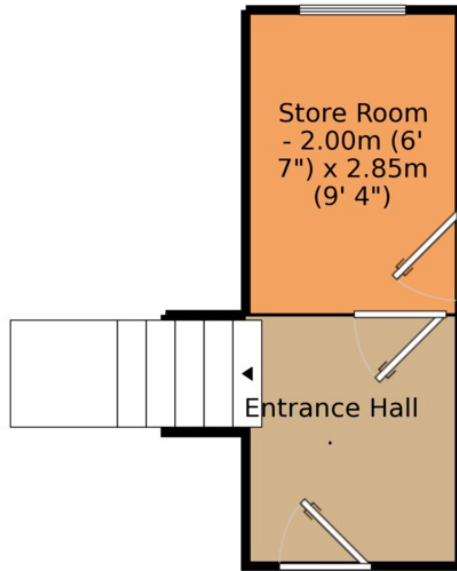
From Oswestry proceed to Ruyton, continue through the village and as the road narrows next to the church turn right then right again onto Little Ness Road. Turn right onto Birch Grove.



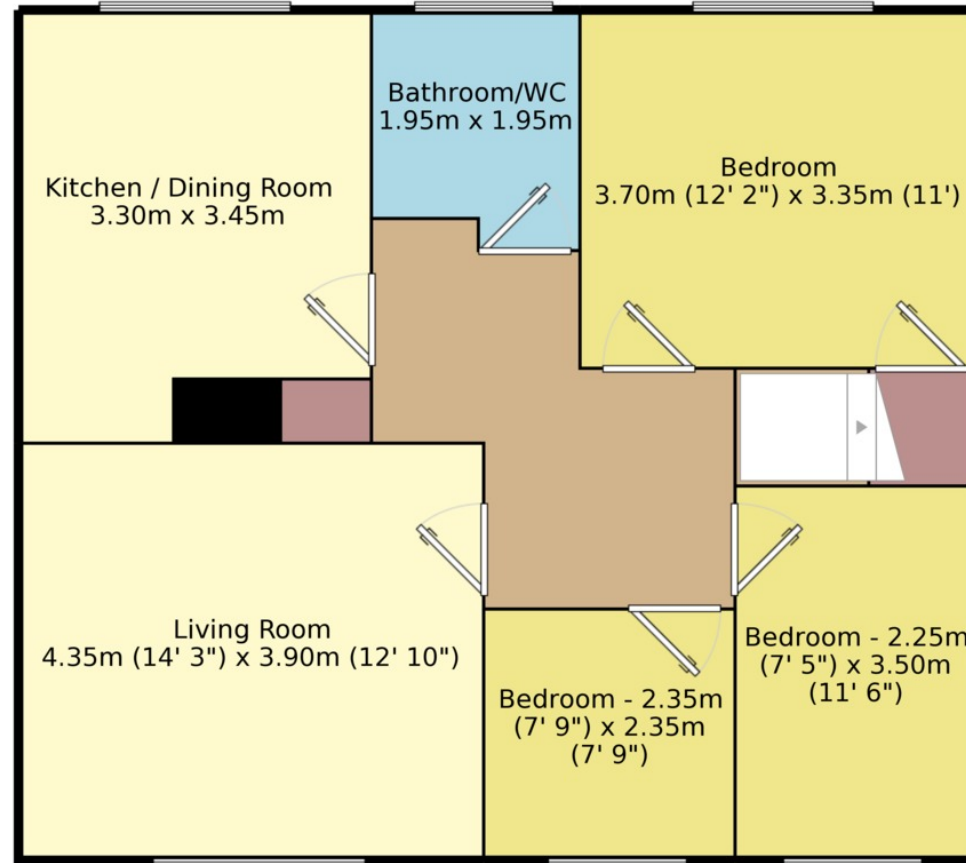
**EPC Grade D**

**For full EPC please contact the branch**

**Ground Floor**  
Floor Size: 11.2 m<sup>2</sup>, 120.8 ft<sup>2</sup>



**First Floor**  
Floor Size: 71.2 m<sup>2</sup>, 765.9 ft<sup>2</sup>



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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