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Ruyton Road, Baschurch, SY4 2BA

Offers Around
£280,000



Property Description

A deceptively spacious and well laid out four bedroom detached bungalow with landscaped gardens, double garage and front open aspect field views. Situated on the fringe of this popular village, the village itself offers a range of amenities which include spar shop, post office, farm shop, church, garage, pubs, bus service, tennis club and school. The property has been improved by the present owner, including a new Worcester central heating boiler in February 2020, and modern fitted kitchen. The property would make an ideal family home.

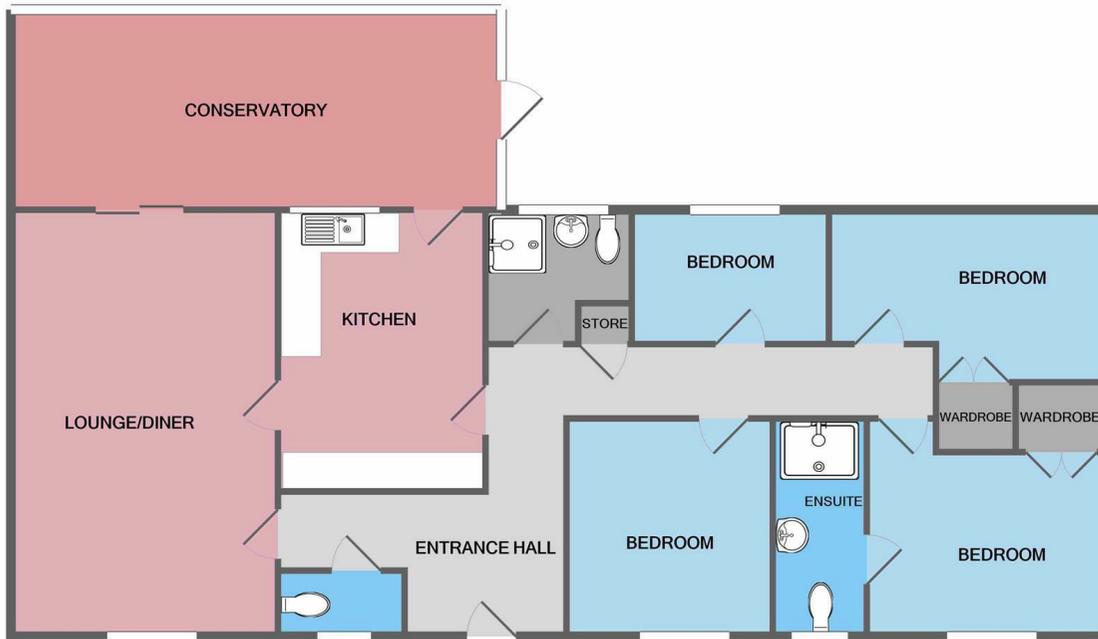
Accommodation

Entrance Hallway	
Lounge	6.5 x 4.1 (21'3" x 13'5")
Kitchen	3.9 x 3.1 (12'9" x 10'2")
Conservatory	7.7 x 3.0 (25'3" x 9'10")
Inner Hallway	
Bedroom One	3.6 x 2.9 (11'9" x 9'6")
En-Suite Shower Room	
Bedroom Two	3.2 x 3.0 (10'5" x 9'10")
Bedroom Three	3.5 x 2.0 max (11'5" x 6'6" max)
Bedroom Four	3.0 x 2.0 (9'10" x 6'6")
Utility /Shower Room	
Outside Front And Rear	
Parking / Double Garage	

Tenure: Freehold



Floor Plan: Ruyton Road, Baschurch, SY4 2BA



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

DB Roberts Shrewsbury Branch

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		81
		60	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		74
		50	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

