



Highbank, Brownhill Ruyton XI Towns

**“ A substantial home
with unrivaled views”**

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Viewings strictly by appointment



**“ Balanced
accommodation
throughout, plenty of
living areas and space
for families to enjoy”**

- 🛋️ Large lounge
- 🍴 Kitchen + Dining room
- 🛏️ Four/five Bedrooms
- ★ Arranged over three floors
- 🌿 Large Garden
- 🚿 En-suites to two bedrooms
- 🗄️ Utility room & Office

This stunning Four/Five-bedroom, three-bathroom detached home is situated in an enviable elevated position in the charming town of Ruyton XI Towns. Boasting panoramic views of the surrounding countryside, this property offers an idyllic rural retreat whilst still being within easy reach of local amenities







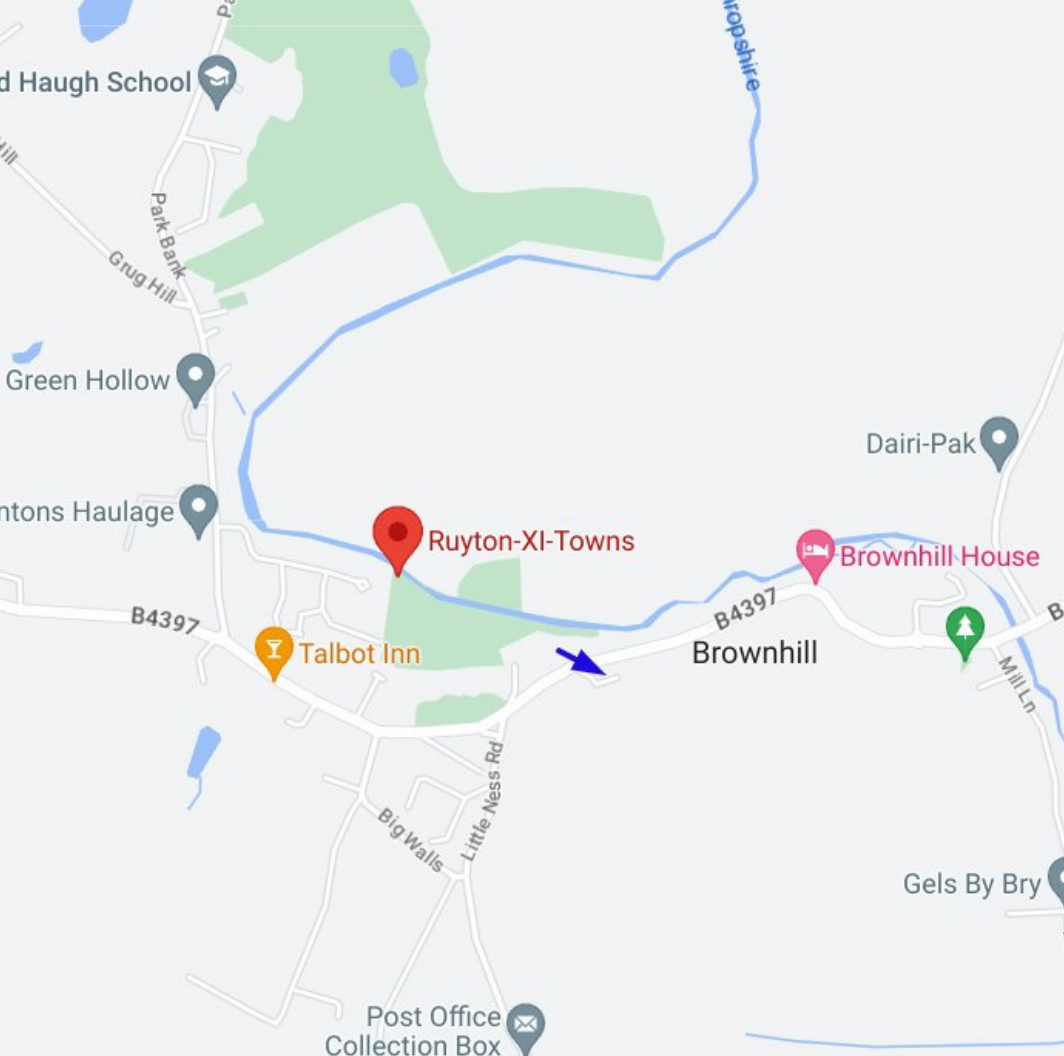
“Stunning views”.





The Location

Located in the sought-after town of Ruyton XI Towns, which offers a pub, church, primary school and Packwood Haugh School. Whilst the neighbouring village of Baschurch includes a busy Spar shop, pubs, takeaway restaurants, a repair garage and the highly popular Corbett School. A more comprehensive range of amenities can be found at either Shrewsbury or Oswestry. Commuters will find that the A5 links north through to Oswestry with links to Wrexham and Chester, or alternatively east through to Telford and thereon to Wolverhampton. The area is well known for its country pursuits and from the property, there is excellent opportunity for riding out



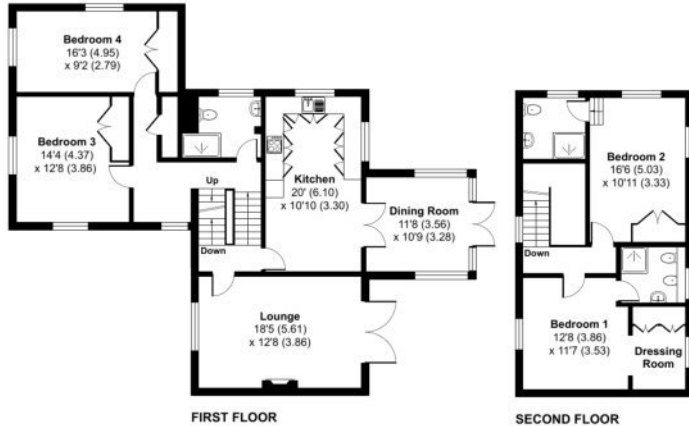
High Bank, Brownhill, Ruyton XI Towns, Shrewsbury, SY4

Approximate Area = 2432 sq ft / 225.9 sq m

Garage = 360 sq ft / 33.4 sq m

Total = 2792 sq ft / 259.3 sq m

For identification only - Not to scale



The floor plan

“Arranged over three floors, this family home offers balanced accommodation throughout, a choice of reception areas, good sized bedrooms and potential for further enhancement”