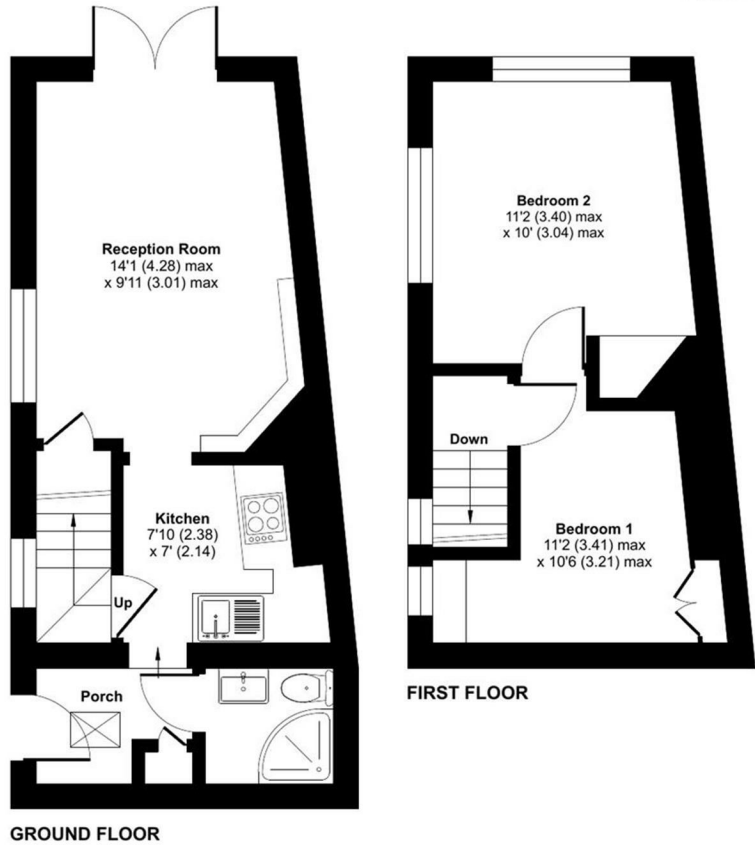


FOR SALE

35 Shrewsbury Road, Church Stretton, SY6 6JD



Approximate Area = 529 sq ft / 49.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1382596



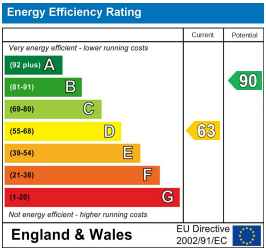
FOR SALE

Offers in the region of £200,000

35 Shrewsbury Road, Church Stretton, SY6 6JD

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully presented charming cottage located in Church Stretton that could be perfect as a first home, or a as a rental investment for both Airbnb and long term rental.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

MILEAGES: Shrewsbury 13 miles, Telford 20.4 miles. All mileages are approximate.


1 Reception
Room/s


2 Bedroom/s


1 Bath/Shower
Room/s



- Beautifully presented throughout
- Open plan living
- 2 bedrooms
- Landscaped gardens
- Picturesque surrounding
- Walking distance to the town centre

DIRECTIONS
From Shrewsbury, proceed south on the A49 through the villages of Bayston Hill, Dorrington and Leebotwood, until reading a set of traffic lights at Church Stretton. At the lights, stay in the right hand lane to proceed into the town of Church Stretton, continue over the bridge and up Sandford Avenue to the junction and turn right. Continue along the B5477 (Shrewsbury Road) and the property will be found on the left hand side.

SITUATION
The property is within a short walk of the town centre, which offers a variety of shops, whilst also offering a good selection of general amenities together with a bowling club, tennis courts, golf course and rail service. In addition, the town is a popular tourist area with the much admired Carding Mill Valley - a conservation area - which provides many wonderful walks. Commuters will find ready access via the A49 direct to the county town of Shrewsbury with further road links through to the M54 motorway and Telford or alternatively south towards Ludlow.

DESCRIPTION
35 Shrewsbury has been sympathetically updated by the current owners who have run the property as an investment both from AirBnB and a longer term rental. The property is incredibly well presented throughout and has well laid out accommodation including an entrance hall, sitting/dining room room, kitchen, ground floor shower room, two bedrooms to the first floor, and landscaped gardens with secluded patio area.

The property occupies a pleasant position on the Shrewsbury Road, only a short distance from the picturesque Carding Mill Valley and Church Stretton town centre.

GENERAL REMARKS
ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS
Only those items described in these particulars are included in the sale.

TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX
The property is in Council Tax band 'B' on the Shropshire Council Register.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.