



HOPE BOWDLER COURT, CHURCH STRETTON, SY6 7DD

OFFERS IN THE REGION OF £750,000

Wrights
Estate Agents

Established 1972

HOPE BOWDLER COURT, HOPE BOWDLER.

Hope Bowdler Court is a spacious detached property, built in 1987 by local builders and set in level and private gardens extending to approx three quarters of an acre.

The versatile accommodation offers extensive family living .

Briefly comprising

Reception hall | Sitting room | Kitchen/ dining room | Study | Snug | Lounge | Cloakroom | Utility | Four bedrooms | Bathroom

The property is set back from the road with a large gravel driveway offering ample parking. There is a double garage with two further stone wall storage barns. The garden is mainly laid to lawn with established trees and hedged borders there is scope to further develop to your own style.



Located in picturesque village of Hope Bowdler.

Set amidst the beautiful scenery of the South Shropshire Hills.

The Parish Church of St. Andrew's and the Hope Bowdler village hall are only a short distance away.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the South Shropshire Hills midway between the county town of Shrewsbury (13 miles) and Ludlow (14 miles). It can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK.

This thriving community benefits from all types of societies, cafes, public houses and restaurants.

Being a popular market and tourist town it offers excellent shopping facilities, including a supermarket, specialist shops, ladies and men's fashion shops, and a building society agency based in 'Wrights' Estate Agents.

Including the picturesque neighbouring villages of All Stretton and Little Stretton the population is around 5,000.

There are churches, excellent schools, recreational facilities including 18-hole golf course, tennis, bowls and croquet.

The 'Mayfair' community centre and GP practice provide a range of health care.

There are good rail and bus services. Telford lies within easy commuting distance where the M54 gives access to the West Midlands and Birmingham.

ACCOMMODATION

RECEPTION HALL a spacious and well laid out hall, with three windows, wooden floor, radiator and under stairs cupboard.

SPACIOUS KITCHEN/DINING ROOM (10.20m x 3.20m approx)(33'4" x 10'4" approx) with wooden tiled floor, three large windows overlooking garden, quartz worktops, numerous modern floor and wall units, large aga, built in dishwasher, white Belfast sink and breakfast bar with seating. Dining room with wooden tiled floor, radiator, two large windows and ample space for large dining table. Double doors leading to:

SITTING ROOM (5.50m x 4.50m approx)(18'0" x 14'7" approx) with wooden tiled floor, radiator, large window and patio doors leading to garden. There is a wooden mantle and surround with tiled hearth.



ACCOMMODATION

STUDY (3.60m x 2.60m approx)(12'0" x 8'5" approx) with laminated wood effect floor, radiator and window.

LOUNGE (6.00m x 5.00m approx)(19'6" x 16'4" approx) with a versatile use, this large room would be ideal as home office or fifth bedroom

Door leading to:

STUDY (2.60m x 2.30m approx)(8'5" x 7'5" approx) with laminate floor, radiator and window.

CLOAKROOM with handbasin, low level flush WC and heated towel rail.

UTILTY (2.60m x 2.40m approx)(8'5" x 7'8" approx) with tiled floor, door leading to rear garden, Worcester Bosch boiler, large walk in pantry and Belfast sink.

First FLOOR LANDING large and spacious landing, carpeted, radiator and loft hatch access.

BEDROOM 1 (6.00m x 6.00m approx)(19'6" x 19'6" approx) with carpet, three windows, two radiators, television point, handbasin and large triple built in wardrobe.



ACCOMMODATION continued...

BEDROOM 2 (5.30m x 2.90m approx)(17'3" x 9'5" approx) with carpet, radiator, two windows and built in storage.



BEDROOM 3 (3.80m x 3.00m approx)(12'4" x 9'8" approx) with carpet, radiator, window and handbasin with shavers light and socket over



BEDROOM 4 (3.70m x 2.70m approx)(12'1" x 8'7" approx) with carpet, radiator, window and handbasin with shavers light and socket over

BATHROOM with laminate flooring, large walk in corner shower with glazed doors and rainfall shower head, handbasin, low level flush W/C, large sky light and spacious linen store.



COUNCIL TAX Band 'D'

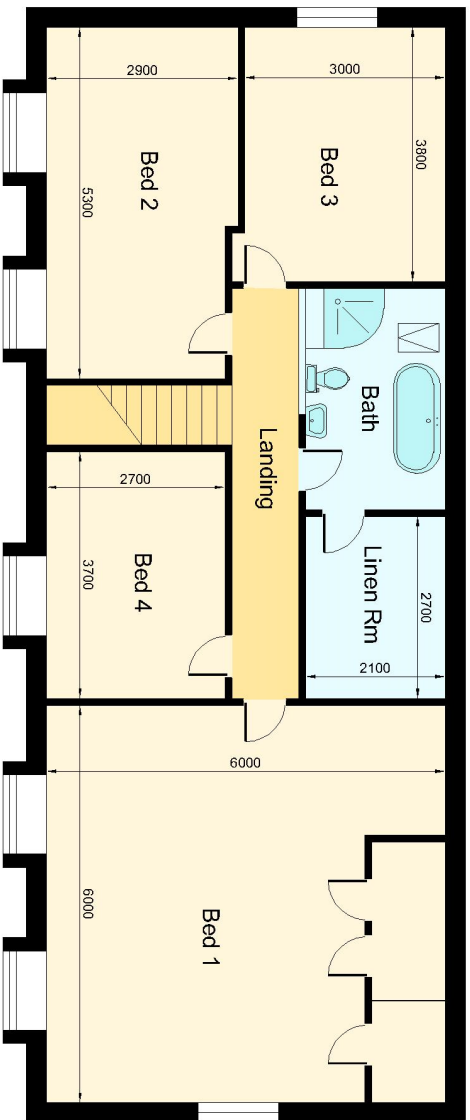
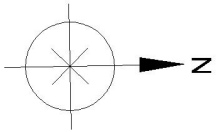
WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 08457500500

LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 03456 789000

VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.

FINANCE SUPPORT We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

IMPORTANT NOTICE: Floor plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Wrights Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view.



See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
56-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 67 D
 Potential: 78 G

Total Floor Area 221 Sq m (2376 ft)

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Hope Bowdler Court
 Hope Bowdler
 SY6 7DD

OUTSIDE

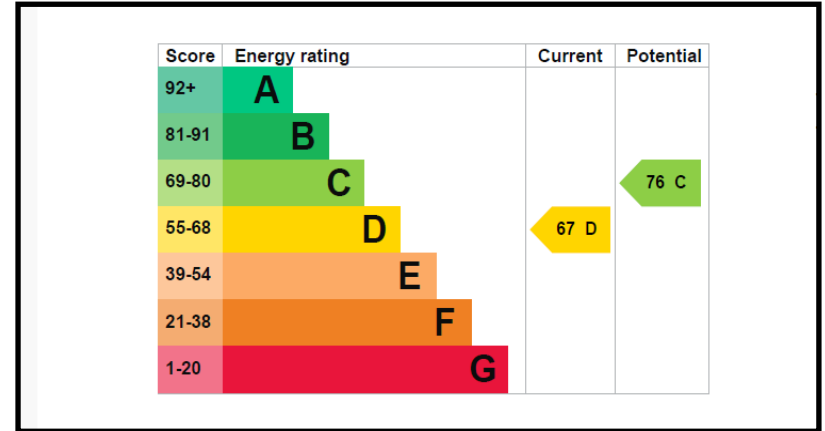
GARAGE AND STORES a generous double garage with up and over garage door and two further stonewall barns offering ample storage .



OUTSIDE Hope Bowdler Court sits in approx three quarters of an acre of garden, with a private and generous driveway .

The sizeable garden is mainly to the side and rear of the property and laid to lawn with hedged borders.

Offering an ideal opportunity to landscape.



TENURE We understand the Property is FREEHOLD

SERVICES We understand oil heating, electricity, water and drainage are connected.