



2 DARBY COURT, WALL-UNDER-HEYWOOD, CHURCH STRETTON, SY6 7JD

OFFERS IN THE REGION OF £345,000

Wrights
Estate Agents

Established 1972

2 DARBY COURT, WALL-UNDER-HEYWOOD, SY6 7JD

2 Darby Court is located in this delightful country village adjoining the South Shropshire Hills and the Wenlock Edge, an area of outstanding natural beauty (AONB) and loved by walkers, cyclists and horse riders. Wall-under-Heywood is a small village with village hall, nearby church and primary school within easy walking distance. There is a childrens' play area, tennis courts and nearby fields ideal for dog walking. The attractive village of Cardington, with its inn, church and village hall is only a mile away, whilst the villages of Rushbury and Longville in the Dale are within a few minutes drive. Church Stretton, with its excellent amenities lies about 4 miles away.

The Property which was built around 2000 is traditionally constructed of brick with stone features under a tiled roof. It is a character Property, featuring brick fireplace with wood burner exposed beams and wood effect flooring. It benefits from oil fired central heating and recently painted timber frame double-glazed windows. In brief it comprises reception hall, living room, kitchen/dining room, cloakroom/wc, large landing, main bedroom with en-suite shower/wc, two further bedrooms and bathroom.



Located in a small cul-de-sac comprising four homes the property is fronted by a small walled garden with shrubs and gravelled area. There is parking for two vehicles to the front, The rear patio garden is small and easily managed with side path to the front.



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 it has a population of 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

Wooden Front Door with small glazed panel to:

RECEPTION HALL with wood effect quality Kardine flooring, radiator, telephone point, ceiling lights and **STAIRCASE** with storage cupboard under, half landing with fitted carpet and window leading to the first floor.

CLOAKROOM with tiled floor, coat hooks, ceiling lights, washbasin and W/C, radiator and window.

Through LIVING ROOM (3.4m x 5.6m approx) (11'1" x 18'3" approx) with wood effect flooring, brick chimney breast with brick hearth and a new multi-fuel stove, two radiators, telephone point, ceiling light and beam, tv aerial point, window to front and glazed double French Window to rear patio garden.

KITCHEN/DINING ROOM (3.4m x 5.6m approx) (11'1" x 18'3" approx) with tiled floor throughout. **KITCHEN AREA** with range of wooden faced units with seven floor cupboards with drawers, new laminate worktops, new tiled surrounds, new integrated stainless steel double bowl sink unit, fridge, Neff new four ring ceramic top, cooker hood over, 'Belling' electric oven, six wall cupboards, two glazed fronted china wall cupboards, corner shelf units, radiator, ceiling lights, ceiling beam and front window.



DINING AREA with radiator, tv aerial point, ceiling lights, internal door to garage and double French Window to rear garden.

LANDING with wood effect floor, radiator, ceiling hatch to loft space and Airing Cupboard with cylinder and shelving.

MAIN BEDROOM 1 (5.6m x 3.35m approx) (18'3" x 10'9" approx) wood effect floor, two Velux skylight windows and front window, tv aerial point, radiator and door to:

EN-SUITE SHOWER with tiled floor, Velux skylight, vanity cupboard with washbasin, low level W/C, walk-in shower, radiator, extractor fan, half tiled walls and illuminated wall mirror.

BEDROOM 2 (3.4m x 2.7m approx) (11'1" x 8'8" approx) with wood effect floor, ceiling lights, front window, radiator, telephone point and power points.



BEDROOM 3 (2.4m x 4.4m approx) (7'8" x 14'4" approx) with wood effect floor, front window, Velux skylight, ceiling lights, radiator, power points and access to eaves storage cupboard with light.

BATHROOM with tiled floor and walls, two Velux skylights, panelled bath with shower over and screen, W/C and washbasin with illuminated mirror over, radiator and ceiling lights.

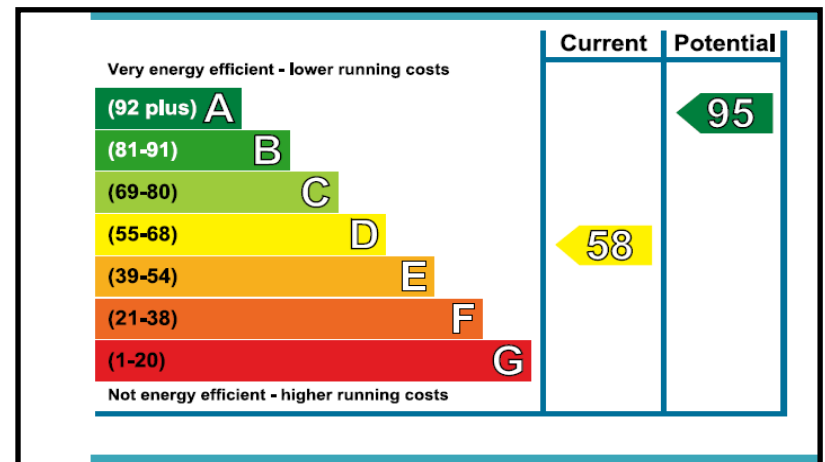
Integral GARAGE (2.5m x 4.6m approx) (8'2" x 15' approx) with up-and-over front door, hand door to rear garden, lights, power points and the oil fired 'Boulter' Camray Compact wall mounted central heating boiler.

TENURE We understand the property is FREEHOLD

COUNCIL TAX Band ' D '

SERVICES: We understand mains electricity, water and drainage are connected.
SWS Superfast Broadband is connected. New owners will have to register.

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



WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ -Tel:08457 500500

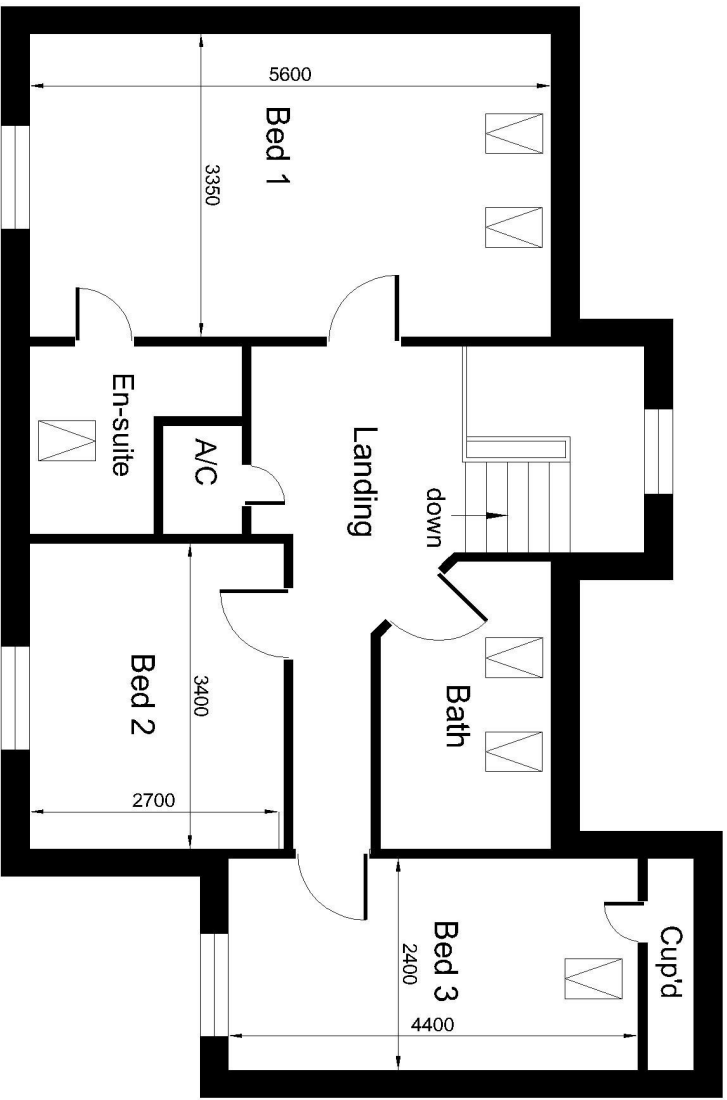
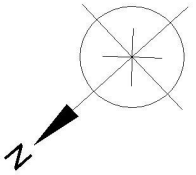
VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 1pm
Email: sales@wrightschurchstretton.co.uk

OUT OF HOURS

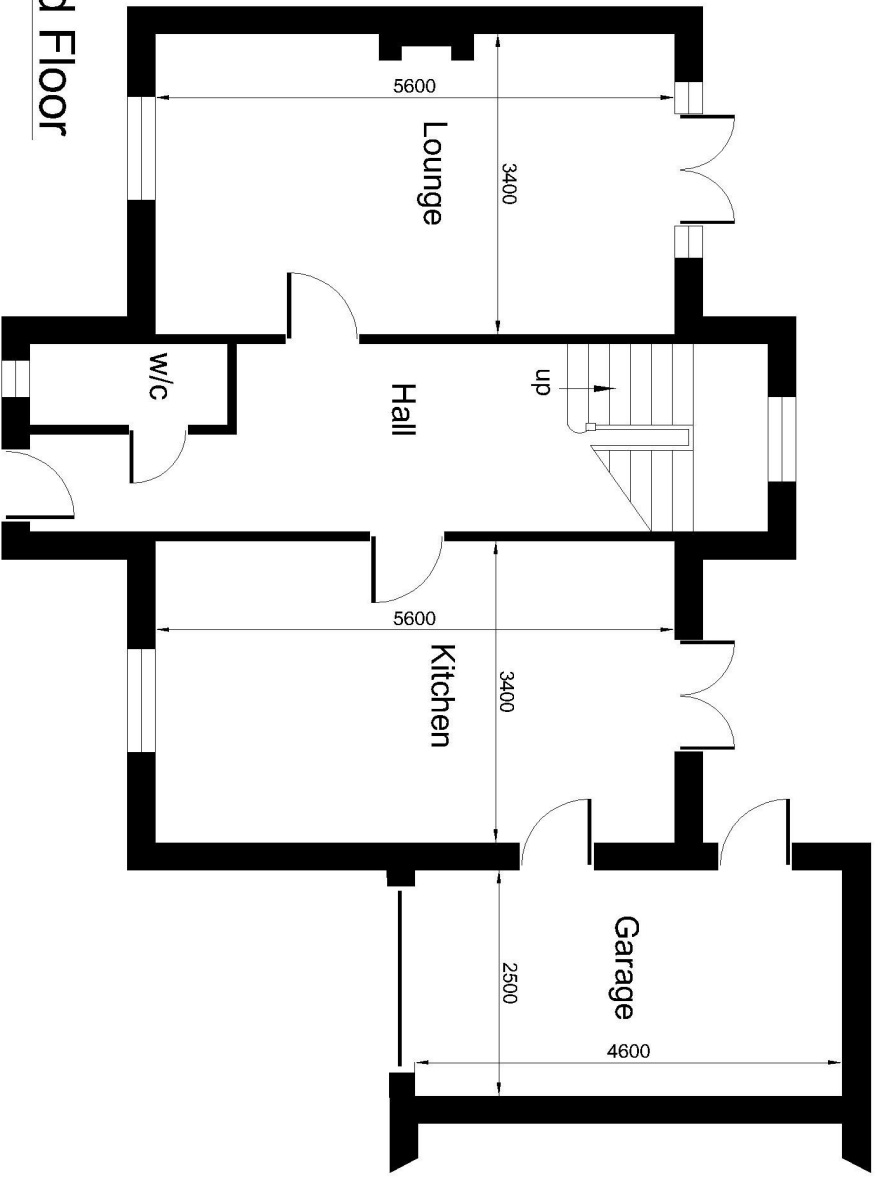
PLEASE CONTACT MR DUMAYNE ON - bendumayne@gmail.com

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

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Floor Plan

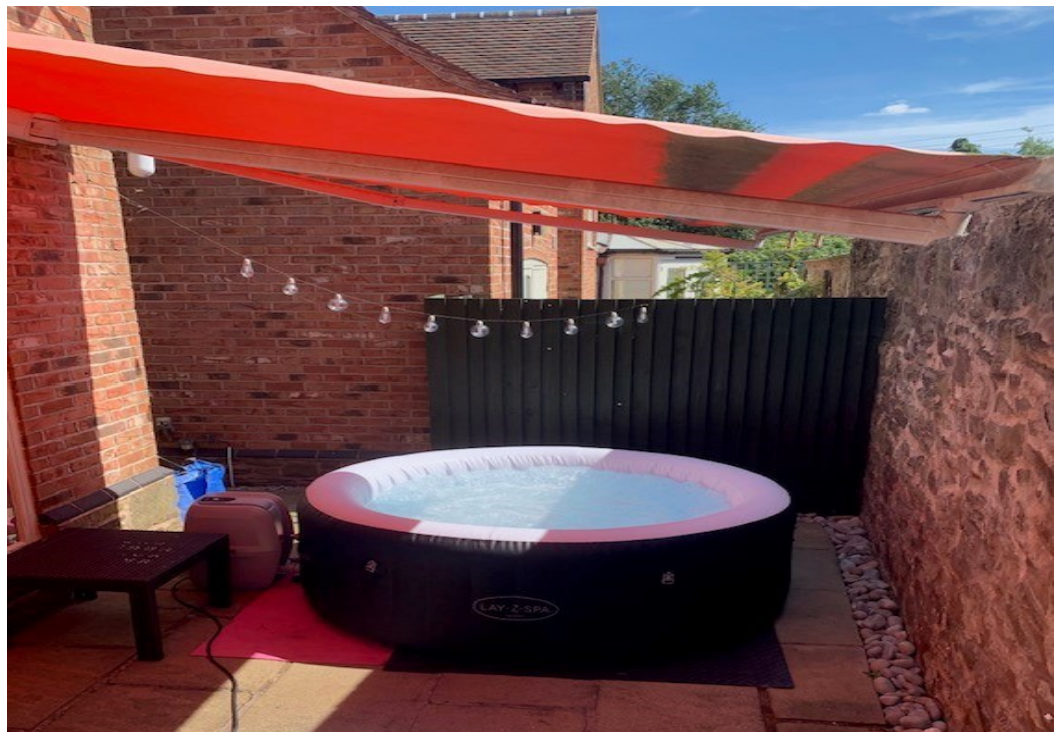


Ground Floor

Total Floor Area of House 130 Sq m (1397 Sq ft)

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Church Stretton
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NEARBY PLAYING FIELDS IN RUSHBURY

