




14 CHARTWELL CLOSE, CHURCH STRETTON, SY6 6ES

OFFERS IN THE REGION OF £550,000

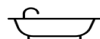
Wrights
Estate Agents
Established 1972

14 CHARTWELL CLOSE, CHURCH STRETTON SY6 6AE

- Beautifully presented three/four bedroom detached property
- Completely renovated offering the feel of a new build
- The opportunity to have ground floor bedroom with ground floor bathroom with separate walk in shower
- Private level south facing rear garden with far reaching views of the open fields
- Scope to put a garden room in the large garden offering additional living or office space
- Single detached garage
- Ample driveway parking
- Open views to the Longmynd Hills, Helmeth, Ragleth, Caradoc and Lawley

4 x 

1 x 

2 x 



14 CHARTWELL CLOSE

This traditionally constructed detached house was originally built by local builders in the mid 1960s.

This year the property has been completely renovated with a redesigned interior including a new kitchen with integrated appliances, new gas boiler and radiators.

The property has been replastered, rewired and replumbed throughout. The window lintels, double glazing and internal doors have all been replaced and the exterior walls rendered. Both the bathroom and shower room are newly installed and all the flooring has been updated to complete this high quality refurbishment.

The accommodation comprises of front porch, reception hall, sitting room, spacious open plan kitchen/dining room, living room, ground floor bath/shower room, landing three bedrooms and shower room.

There is a tarmac drive and stone front parking area, detached garage and established gardens with attractive large patio, lawn and mature boundary hedges.

Viewing highly recommended and no upward chain.



Chartwell Close is a small residential cul-de-sac just off Churchill Road located in the heart of this popular south Shropshire market town. The property is located a short and level walking distance from the town centre facilities, recreation fields together with the schools. The scenic Carding Mill Valley is a short distance away providing walking access to the Longmynd Hills.

Shrewsbury 16 miles

Ludlow 21 Miles

Chester 55 Miles

Birmingham 50 Miles

Approximate distances

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

Upvc glazed Front Door with side windows to:

ENTRANCE PORCH with laminate flooring, ceiling light and wooden part glazed inner door with side windows to:

RECEPTION HALL with laminate flooring, radiator, two power points, understairs storage cupboard and boiler cupboard housing the gas fired 'Worcester' boiler.

SITTING ROOM / BEDROOM 4 (4.80m x 4.00m / 15'11" x 13'1" approx) with fitted carpet, radiator, window, tv point, eight power points and south facing glazed double doors to the patio and garden.
Agents Note: **This room could be used as a ground floor bedroom with the adjacent bath/shower room as the open plan kitchen/ reception room is very spacious.**



ACCOMMODATION

Spacious KITCHEN/LIVING DINING ROOM (6.8m x 5.80m / 22'4" x 19'2" approx) with laminate flooring throughout.



KITCHEN AREA with matching modern units including semi-room divider breakfast bar peninsula with three cupboards below and laminate worktop. Five further floor cupboards including deep drawers, stainless steel sink unit, five wall cupboards, ceiling spotlights, integrated 'Bosch' appliances including dish washer, ceramic induction hob with glazed splashback and cooker hood over, high level electric double oven, large fridge and freezer. Front window and seven power points.



Open plan DINING AND LIVING AREA with two radiators, TV point, six power points, door to reception hall, window and glazed double doors onto the south facing patio and garden.



ACCOMMODATION continued...

Ground Floor BATH/SHOWER ROOM with laminate flooring, white suite with panelled bath with splashback, walk in shower with splashbacks, WC and washbasin with cupboard below and mirror over . Ceiling spotlights, heated towel rail and extractor fan.



STAIRCASE ascending from reception hall with fitted carpet and handrails to FIRST FLOOR LANDING with fitted carpet, radiator, two power points, ceiling hatch with pull down ladder, deep linen cupboard with shelving and radiator and storage cupboard with automatic light.



SHOWER ROOM with laminate floor, white suite with walk-in shower with splashback walls, wc and washbasin with cupboard below. Ceiling spotlights, heated towel rail, window and extractor fan.

BEDROOM 1 (3.80m x 3.50m / 12'6" x 11'6" approx) with window with views of the Long Mynd hills, fitted carpet, radiator, six power points and TV point.



ACCOMMODATION continued...

BEDROOM 2 (4.00m x 2.50m / 13'1" x 8'3" approx) with fitted carpet, radiator, window and six power points.



BEDROOM 3 (3.00m x 2.30m / 9'10" x 8'3" approx) with fitted carpet, window, radiator and six power points.



Detached GARAGE (5.40m x 3.00m / 17'9" x 9'10" approx) with up-and-over door, side hand door, light and two power points.

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains gas, electricity, water and drainage are connected.

COUNCIL TAX Band 'E '

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

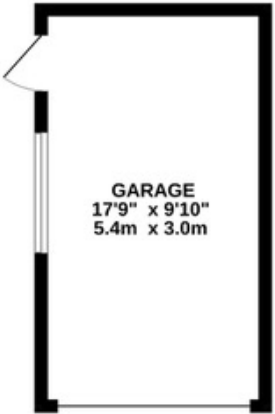
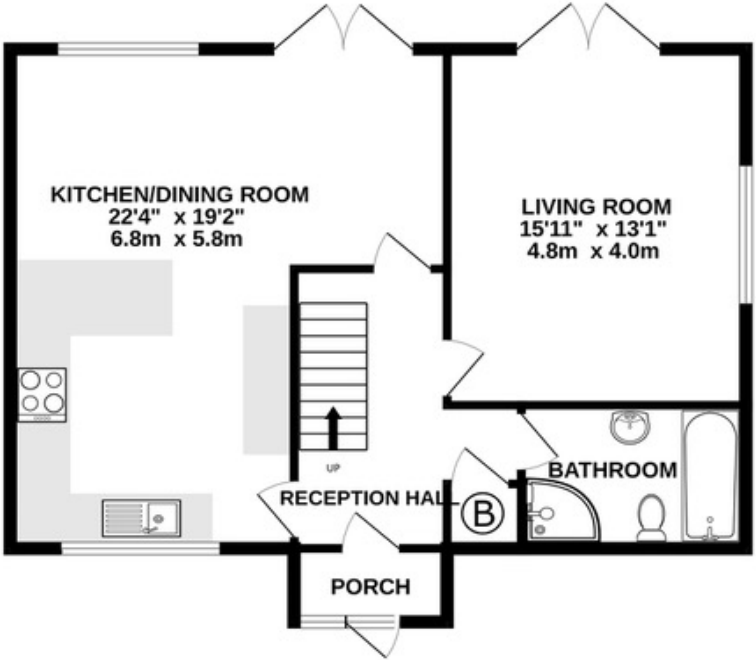
LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 03456 789000

VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.
Email: sales@wrightschurchstretton.co.uk

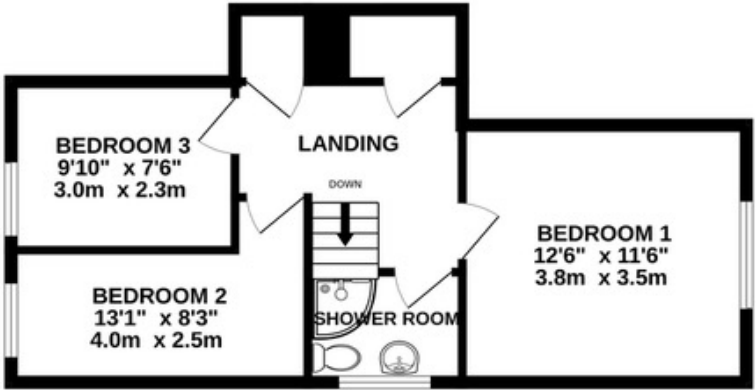
FINANCE SUPPORT We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

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GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		