



LITTLE PATCH, BUSHMOOR, NR. CHURCH STRETTON, SY7 8DW


OFFERS IN THE REGION OF £450,000

Wrights
Estate Agents
Established 1972

LITTLE PATCH

- Superb rural location in the heart of a tranquil hamlet
- Private parking with garage
- Private established front and rear gardens
- LPG gas heating and UPVC double glazing
- Viewing highly recommended
- NO UPWARD CHAIN



3 x 

1 x 

1 x 

1 x 

Shrewsbury 18 miles

Ludlow 14.5 Miles

Chester 59 Miles

Birmingham 54 Miles



Beautifully presented three bedroom property offering the opportunity for a tranquil and peaceful way of life, whilst being a stones throw away from excellent commuting roads.

What three words directions:
///Oven.Dreading.clots



LITTLE PATCH was traditionally constructed of brick with part rendered elevations under a tiled roof by local builders in 1991.

In brief it comprises reception hall, sitting room, cloakroom/WC, kitchen/dining room, landing, three bedrooms, and bath/shower room.

It is approached over a wide gravelled driveway leading to the single garage. The easily managed level gardens surround the house and include patio area, lawn with mature trees and established boundary hedges.

This well appointed detached family home lies adjacent to open fields and enjoys stunning views towards the Alcaston and Affcot woods, the Wenlock Edge Hills, and also 'Flounder's Folly' on Callow Hill, a 19th century tower.

Bushmoor is a small country hamlet located about four miles south of Church Stretton in the parish of Wistanstow. It also has the advantage of being located in the heart of beautiful south Shropshire countryside. The village of Wistanstow lies one mile away and provides a local village shop, primary school, church and village hall. Excellent railway connections at Church Stretton and Craven Arms and the 435 bus from Ludlow to Shrewsbury and Shrewsbury to Ludlow passes at the end of the lane numerous times a day.



A modern house, built in a traditional style and located along a quiet, no through lane within the village of Bushmoor. This cottage is within easy reach of Church Stretton, (approx. 5 miles) and Ludlow, (approx. 13 miles).

Set in a private location with beautiful countryside views to Wenlock Edge and superb walking and cycling on the doorstep.

Viewing is highly recommended—no upward chain.



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

Composite part glazed Front Door with side frosted window to:

RECEPTION HALL with wood boarded floor, radiator, wall light fitting and useful range of understairs cupboards. Balustrade **STAIRCASE** with fitted carpet to first floor.

CLOAKROOM/WC with tiled floor, window, radiator, white suite with washbasin with wall mirror over, wc and half tiled walls

SITTING ROOM (5.2m x 3.2m approx)(17' x 10'4" approx) with fitted carpet, coving, two windows, recessed log burner, radiator, TV point, twelve power points and glazed double French window with side windows to the rear garden. This provides a wealth of natural light throughout and far reaching views across open countryside to the hills beyond.

KITCHEN/DINER (5.7m x 3.4m approx)(17' x 10'4" approx) with wood boarded floor, coving, extensive range of built-in units including floor cupboards and drawers, wall cupboards, quartz worktops, peninsula unit with quartz worktop with cupboards, wine rack, drawers and breakfast bar.

Integrated stainless steel double sink unit, 'Hotpoint' ceramic four ring induction hob with cooker hood over, 'Hotpoint' electric high level oven and microwave oven, ceiling spotlights, eight power points, radiator, rear window and part glazed rear door. **DINING AREA** with front window, radiator and two power points.

First FLOOR LANDING with fitted carpet, rear window, power point and boiler cupboard housing the 'Vaillant' LPG central heating boiler and shelving.



ACCOMMODATION continued...

BEDROOM 1 (4.3m x 2.8m approx)(14'1" x 9'1" approx) with fitted carpet, coving, TV point, two front windows looking out over the drive and garden to the little lane beyond, telephone point, radiator and eight power points.

BEDROOM 2 (3.3m x 3.1m approx)(10'8" x 10'1" approx) with fitted carpet, coving, one wall with fitted wardrobes and drawers, window, radiator, and two power points.

BEDROOM 3 (3.2m x 2.3m approx)(10'4" x 7'5" approx) with fitted carpet, coving, radiator, front window with stunning views of the surrounding countryside and hills beyond.

BATH/SHOWER ROOM with tiled floor, modern white suite comprising panelled bath, WC, washbasin set on a vanity unit with storage cupboards, corner walk-in shower with wet boarding, part tiled walls, window with fitted blind, heated towel rail, ceiling spotlights and wall mirror.



OUTSIDE:

Single link GARAGE (4.9m x 2.6m approx)(16' x 8'5" approx) with up-and-over front door, power points, lighting and rear hand door.

Garden Little Patch has a lawned area to the side with gravelled area, paths and patio seating at the rear, taking advantage of the open country views across to Wenlock Edge. The gardens are well established and maintained with ample off road parking.

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains electricity and water. Private septic tank drainage.

COUNCIL TAX Band 'D'

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

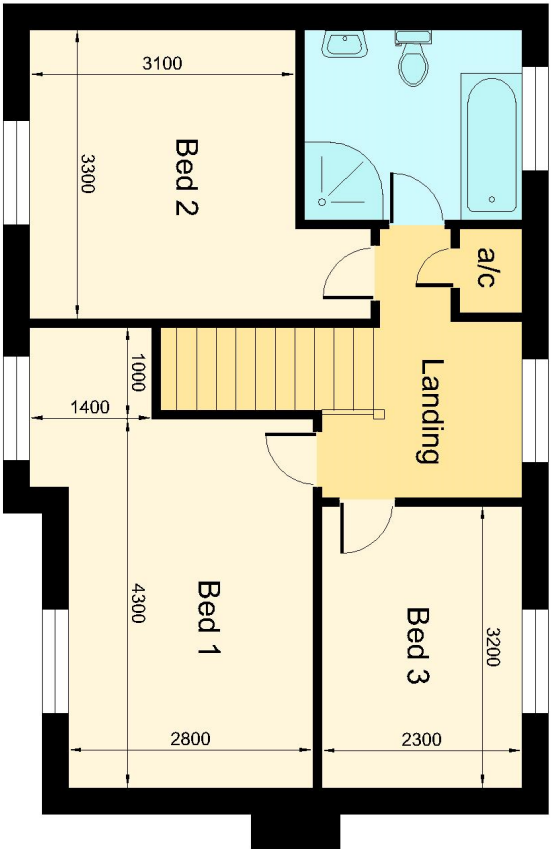
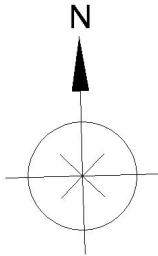
LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 03456 789000

VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237

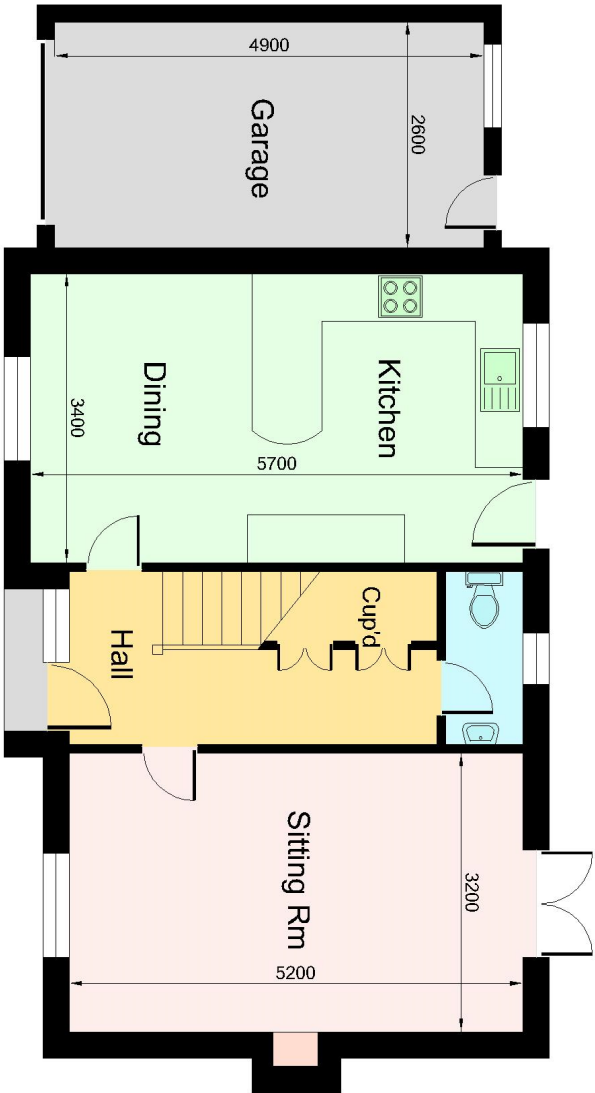
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.

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.



First Floor



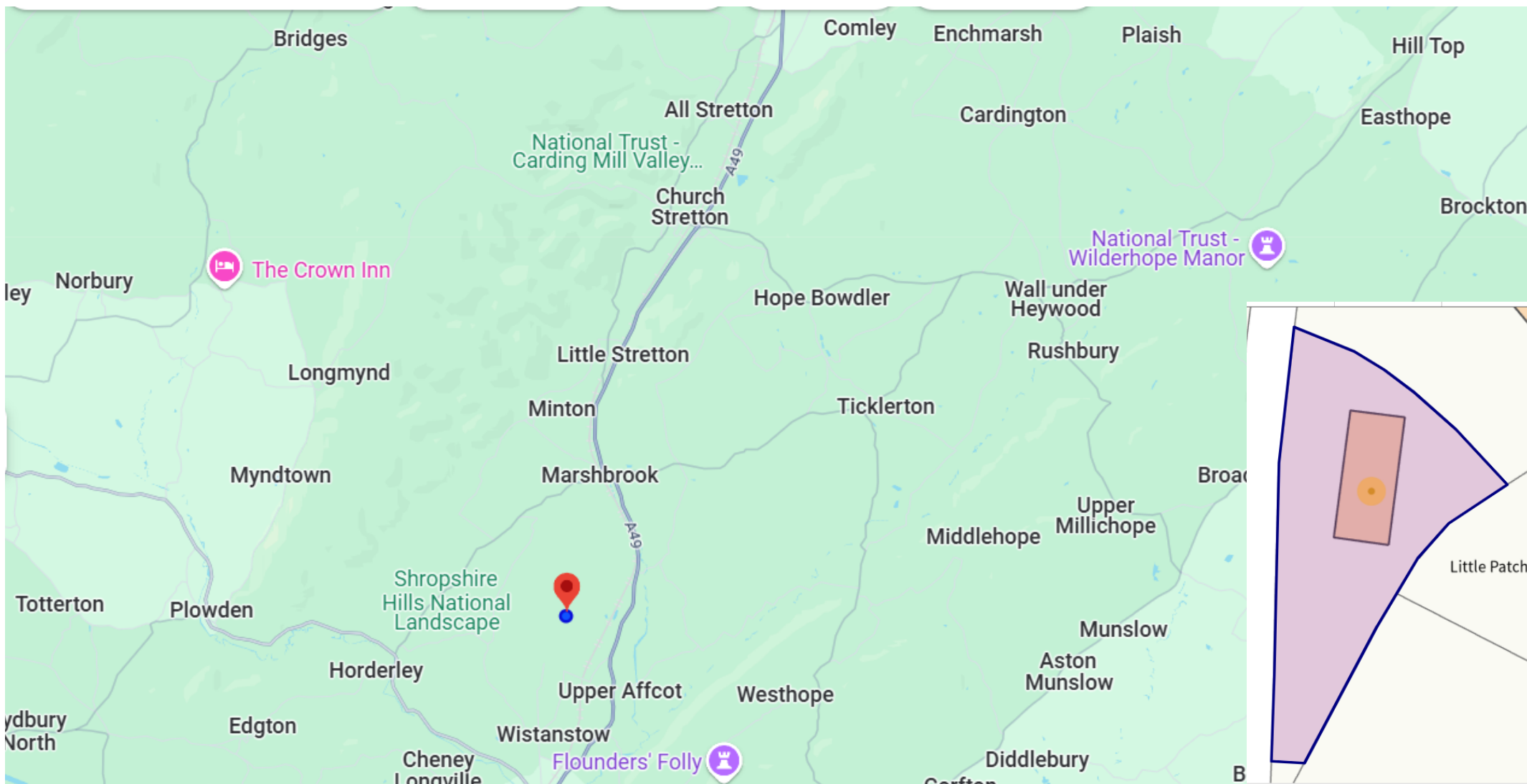
Ground Floor

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
68-80	C		
65-68	D		
39-64	E		
21-38	F		
1-20	G		

Energy rating scale: A (82+), B (81-81), C (68-80), D (65-68), E (39-64), F (21-38), G (1-20). Current rating: 67 D. Potential rating: 71 C.

Total Floor Area 106 Sq m (1140 Sq ft)

Little Patch
Bushmoor
Craven Arms
SY7 8DW



PLEASE NOTE THAT THE MAPS AND BOUNDARIES ON THESE PROPERTY DETAILS ARE FOR GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON.

A what3words address to help you find this specific location: [///blotchy.crop.stardom](https://w3w.co/blotchy.crop.stardom) or <https://w3w.co/blotchy.crop.stardom>