



**44 STRETTON FARM ROAD, CHURCH STRETTON, SY6 6DX**

**OFFERS OVER £400,000 INVITED**

**Wrights**  
Estate Agents  
Established 1972

**44 STRETTON FARM ROAD  
CHURCH STRETTON  
SY6 6DX**

This well maintained and deceptively spacious detached bungalow dates from the early 1970s and is traditionally constructed of brick under a tiled roof. It is located on a cul-de-sac with landscaped level front and rear gardens and delightful views of the surrounding hills.

The garage is linked to next doors garage.

The interior has been redesigned, and comprises of an enclosed entrance hall, sitting room, kitchen/ breakfast room with conservatory off, two double bedrooms, and a shower room.

There is a single garage and driveway.

It benefits from gas central heating and double glazing.

No upward chain



**Stretton Farm Road** is a highly sought after residential part of Church Stretton.

It is located only a few minutes walking distance from the town centre amenities, including; the railway station, shops, doctors surgery, building society, public houses, schools, recreational parks, restaurants, and community centre.



**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

**Recessed PORCH** with UPVC half glazed front door and side window.

**RECEPTION HALL** with fitted carpet, radiator and cloaks cupboard. Central heating thermostat, telephone point and power point.

**SITTING ROOM** (4.8m x 3.7m approx) (15'7" x 12'1" approx) with fitted carpet, radiator and wall mounted coal effect gas fire. Front window with superb views of Longmynd Hills and side window for additional light, TV aerial point and 3 power points.



**KITCHEN/BREAKFAST ROOM** (3.4m x 3.8m approx plus door recess 11'1" x 12'1" approx plus door recess) with tiled floor, range of built-in units including five floor cupboards/ drawers, laminate worktops with tiled surrounds, double bowl sink unit, and eight wall cupboards. Large floor to ceiling recessed cupboard with shelving, integrated 'Hotpoint' four ring gas hob with cooker hood over. 'Hotpoint' high level electric double oven and microwave. Fridge and freezer. Spaces for slimline dishwasher and washing machine. Two windows, eight power points, radiator, ceiling spotlights, large recessed storage cupboard and airing cupboard with shelving and heated radiator. Ceiling hatch with pull down ladder to the useful loft space with lighting and the gas fired 'Worcester' central heating boiler. Glazed door to:



## ACCOMMODATION continued...

**CONSERVATORY** (3.2m x 3.2m approx)(10'4" x 10'4" approx) with tiled floor, window blinds, radiator, tv aerial point, five power points, ceiling fan and glazed double doors to rear garden.

**BEDROOM 1** (3.8m x 3.3m approx) (12'4" x 10'4" approx) with fitted carpet, rear window, radiator, five power points and built-in wardrobes.

**BEDROOM 2** (3.2m x 3.2m approx)(10'4" x 10'4" approx) with fitted carpet, radiator, front window, three power points and built-in wardrobe with cupboard over.

**SHOWER ROOM** with vinyl floor, fully tiled walls, radiator, window, extractor fan, white suite comprising walk-in shower, wc and washbasin. Wall mirror with strip light and shaver point.



**OUTSIDE:** Established and well maintained front and rear gardens with patio seating area, raised beds, flower borders, garden shed and views to the Long Mynd Hills.

**GARAGE** (5.1m x 2.8m approx)() with electric remote up and over door, rear hand door, window, lights and power point.

**TENURE** We understand the Property is FREEHOLD

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

**COUNCIL TAX** Band 'D'

**WATER AUTHORITY** Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

**LOCAL AUTHORITY** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

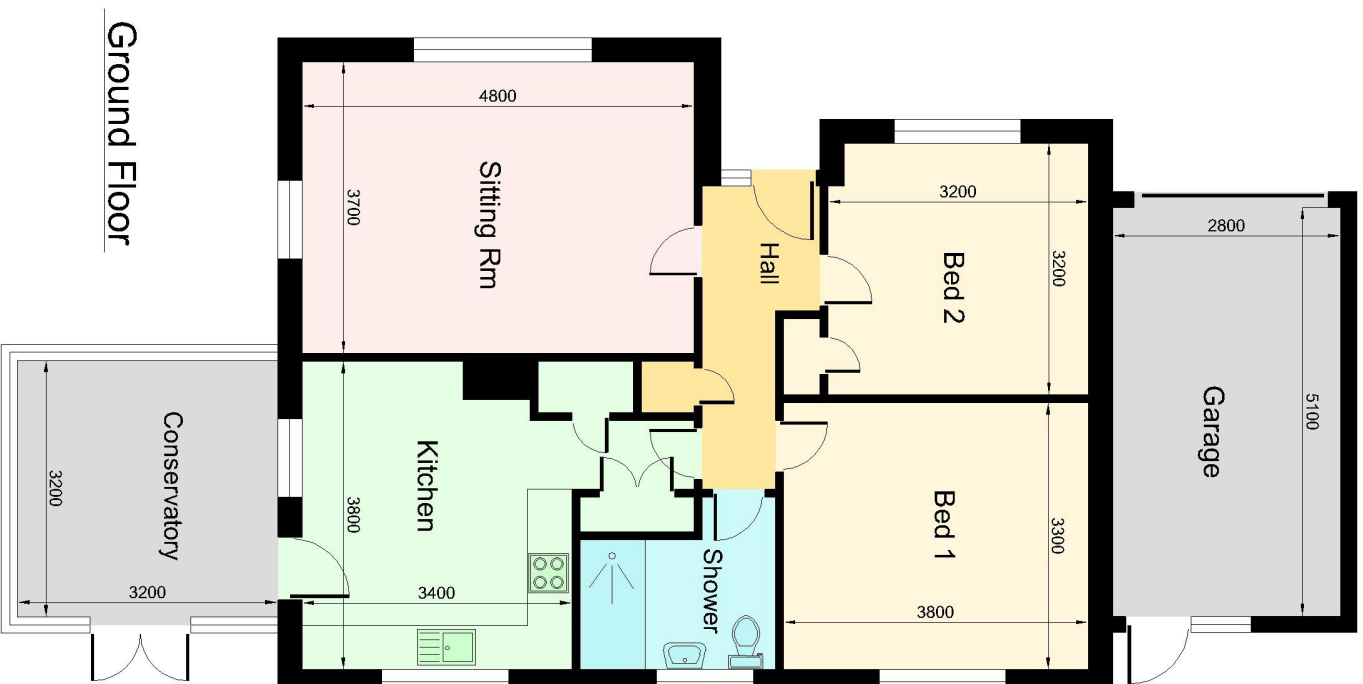
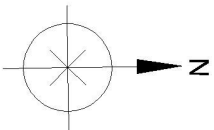
**VIEWING** By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237

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

Email: [sales@wrightschurchstretton.co.uk](mailto: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

Total House Floor Area 94 Sq m (1010 Sq ft)

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Church Stretton  
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