



**MARK WIGGIN**  
ESTATE AGENTS

**KYREWOOD, CLIVE AVENUE, CHURCH STRETTON, SY6 7BL**

**OFFERS IN THE REGION OF £595,000**

**Wrights**  
Estate Agents  
Established 1972



**KYREWOOD, CLIVE AVENUE  
CHURCH STRETTON  
SY6 7BL**

- Sought after residential location
- Within walking distance of town centre amenities
- Spectacular views of the Long Mynd Hills
- Modernised and spacious accommodation
- Open plan kitchen/dining area
- Off road parking area
- Viewing highly recommended

**Joint Agents with Mark Wiggin Estate  
Agents in Ludlow  
(01584 817977  
NO UPWARD CHAIN**






**KYREWOOD, CLIVE AVENUE.  
CHURCH STRETTON  
SY6 7BL**

This detached residence dates from around the 1930's. It is traditionally constructed of brick with rendered elevations under a tiled roof. It benefits from oil fired central heating and UPVC double glazing.

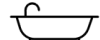
Kyrewood has been modernised over recent years and now provides spacious accommodation that comprises; a reception hall, family room, open plan kitchen/living room, conservatory, utility, side entrance lobby, separate WC, four bedrooms, and a family bath/shower room.

There is off road parking to the front and well established gardens to all sides of the house with steps, floral beds, flowering shrubs and decked balcony area.

NO UPWARD CHAIN

x 4 

x 2 

x1 

**Kyrewood** is set on the slopes of the Hazler Hill in a sought after residential part of the town.

From its elevated location it commands stunning and westerly views over the town towards the impressive undulating Longmynd Hills.

The town centre is about fifteen minutes walk.

**Shrewsbury 13 miles**

**Ludlow 14 Miles**

**Chester 30 Miles**

**Birmingham 50 Miles**

**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 ENTRANCE PORCH** with quarry tiled floor, ceiling light and part glazed wooden front door to:

**RECEPTION HALL** with wood effect Karndean LVT, picture rail, radiator, two wall lights, telephone points, six power points, and understairs boiler cupboard with oil fired central heating boiler and window.

**FAMILY ROOM** (3.9m x 3.8 approx)(12'8" x 12'6" approx) with fitted carpet, picture rail, three windows, radiator, fireplace with log burner, TV aerial point, telephone point, and eight power points.

**Large KITCHEN/LIVING ROOM** (8.3m x 3.9m approx) (27'4" x 12'8" approx) kitchen area with wood effect Karndean LVT, picture rail, range of modern built-in units with six floor cupboards, (including drawers) wooden butcher block style worktops, two wall cupboards, integrated double bowl sink unit, and slimline dish washer.

Additional glass fronted china display cabinets, drawers, and tall fridge/freezer. An electric 'Aga' cooker range with splashback, window, and four power points.

**LIVING ROOM AREA** with log burner, large bay windows and glazed double doors leading out onto the decked balcony. Three wall lights, four power points, and part glazed door to the conservatory.





## ACCOMMODATION continued...

**CONSERVATORY** (4.2m x 3.9m approx)(13'9" x 12'8" approx) with double glazing, tiled floor, glazed double, and single doors leading out to the gardens.

**UTILITY ROOM** (3.9m x 3.7m approx)(12'8" x 12'1" approx) with quarry tiled floor, range of built-in units, including seven floor cupboards, wooden butcher block style worktops, double bowl sink unit, space and plumbing for washing machine, high level 'Indesit' electric double oven, ceiling spot lights, radiator, two windows, and way through to:

Side **ENTRANCE LOBBY / BOOT ROOM** (2.5m approx x 1.9m approx) (8'4" x 6'5" approx) with wood effect Karndean LVT, three windows, stable door to the garden, and door leading to:

**SEPARATE WC** with wood effect Karndean LVT, window, white suite with WC and washbasin with vanity cupboard under.





## ACCOMMODATION continued...

**STIARCASE** ascending from the reception hall with fitted carpet, half landing with window to First **FLOOR LANDING** with fitted carpet, radiator and ceiling hatch to loft space.



**BEDROOM 1** (4.9m x 3.9m approx) (16'3" x 12'8" approx) with fitted carpet, picture rail, bay window with superb views over the Stretton Valley towards the Long Mynd Hills. Side window, seven power points, TV aerial point, radiator, and seven power points. There is scope to create en suite.

**BEDROOM 2** (3.9m x 3.6m approx)(12'9" x 12' approx) with fitted carpet, picture rail, three windows, radiator, and four power points.





ACCOMMODATION continued...

**BEDROOM 3** (3.9m x 3.1m approx)(12'8" x 10'3" approx) with fitted carpet, two windows, radiator, and two power points.

**BEDROOM 4** (2.9m x 2.2m approx)(9'5" x 7'3" approx) with fitted carpet, radiator and two power points.

**BATH/SHOWER ROOM** with Karndean LVT flooring, ceiling spots, extractor fan, heated towel rail, white suite with free standing bath, walk-in tiled shower, WC, and washbasin. Window and airing cupboard with hot water cylinder.

**TENURE** We understand the Property is FREEHOLD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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

**COUNCIL TAX** Band 'F'

**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)  
Or through joint agents Mark Wiggin, Estate Agents, 50 Bull lane, Ludlow, SY8 1AB  
Tel: 01584 817977 email: [Ludlow@markwiggin.co.uk](mailto:Ludlow@markwiggin.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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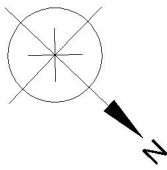




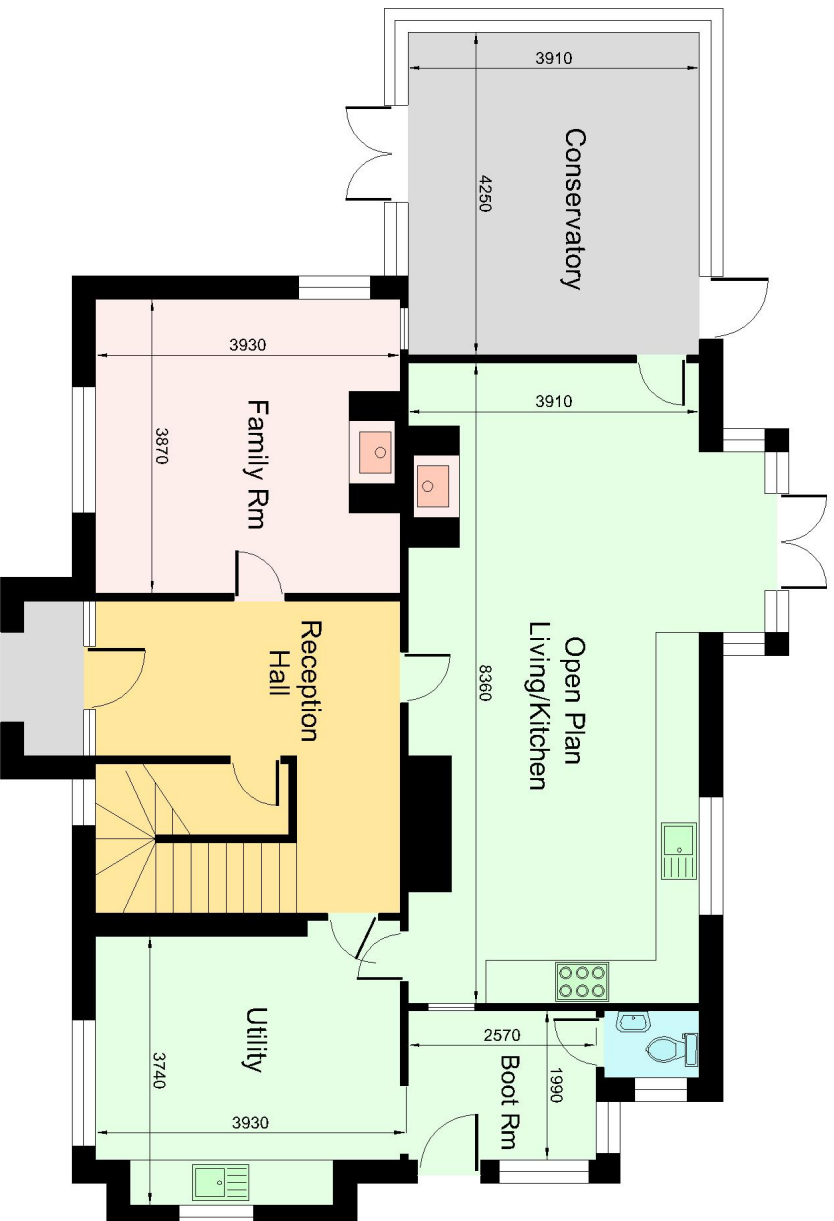
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First Floor



Ground Floor

Total House Floor Area 187 Sq m (2010 Sq ft )

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Kyrewood  
Clive Avenue  
Church Stretton  
SY6 7BL