




32 CENTRAL AVENUE, CHURCH STRETTON SY6 6EF

OFFERS IN THE REGION OF £355,000

**32 CENTRAL AVENUE
CHURCH STRETTON
SY6 6EF**

- ◆ Recently modernised throughout
- ◆ Three bed semi detached house
- ◆ Excellent location to town centre
- ◆ Close to primary and secondary schools
- ◆ Planning permission for an extension
- ◆ Off road private parking
- ◆ No upward chain



x 3 

x 1 

x 1 

Shrewsbury 13miles

Ludlow 14 Miles

Chester 30 Miles

Birmingham 50 Miles

**32 CENTRAL AVENUE
CHURCH STRETTON
SY6 6EF**

32 Central Avenue, which was built in the mid 1950s, is a traditionally constructed semi-detached house of brick, under a tiled roof with rendered elevations.

Recently modernised. It benefits from gas fired central heating and UPVC double-glazed windows.

It comprises a porch, hall, open plan sitting room/dining room/kitchen, large utility, separate WC, three bedrooms, and a family bathroom room, off road parking and easily maintained rear garden.

There is planning permission for the erection of part two storey side and single storey car extension— granted March 2022.

Directions: On entering Church Stretton town centre from the A49 and traffic lights continue over the railway bridge and Central Avenue lies immediately on the left. The Property lies toward the end of the road on the right hand side.



Central Avenue lies in the centre of the popular south Shropshire market town of Church Stretton.

It is a mainly a residential area located conveniently for the town centre amenities; including shops, community centre, medical centre, railway station, recreation parks, playing fields, and schools.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills midway between Shrewsbury (13 miles) and Ludlow (14 miles) along the A49 road. 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. It is a really thriving community with societies, clubs, cafes, public houses and restaurants.

Including the neighbouring villages of All Stretton and Little Stretton it has a population of around 5,000 and being a popular market and tourist town it offers excellent shopping facilities Including; a supermarket, specialist shops, such as ladies and men's fashion shops and a building society agency situated within Wrights Estate Agents.

There are churches, excellent education and recreational facilities including the 18 hole golf course. The 'Mayfair' community centre and GP practice, together provide health care.

There are good rail communications and bus services. Telford lies within easy commuting distance where the M54 gives easy access to the West Midlands and Birmingham.

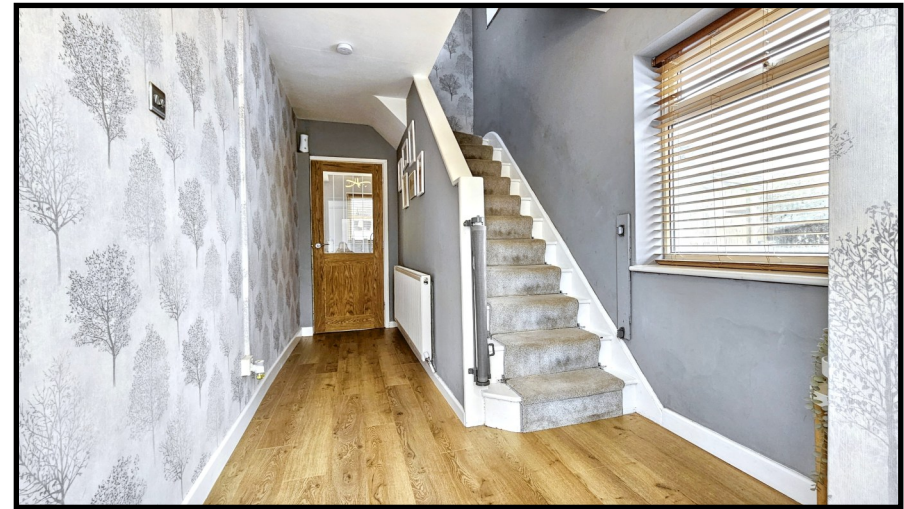
ACCOMMODATION

PORCH (1.96m x 1.14m) (6'5 x 3'9" approx) with composite front door and laminate wood flooring.

ENTRANCE HALL (4.40m x 2.03m approx) (14'5" x 6'8" approx) with laminate wood flooring, power point, radiator, telephone point and window with blind.

OPEN PLAN DINING ROOM /SITTING ROOM/KITCHEN - **DINING AREA** (4.21m x 3.21m approx) (13'9 x 10'6 approx) with laminate wood flooring, radiator, power points, and sliding patio door to rear garden.

OPEN PLAN DINING ROOM /SITTING ROOM/KITCHEN - **SITTING ROOM** (4.31m x 3.65m) (14'2 x 11'11" approx) with carpet, power points, television point, inset fireplace with electric fire, open shelving and storage cupboards, and large window.



ACCOMMODATION continued...

OPEN PLAN DINING ROOM /SITTING ROOM/KITCHEN - KITCHEN AREA (2.59m x 1.81m approx) (8'6 x 5'11" approx) with laminate wood flooring, spot lights, recently installed new kitchen comprising of floor cupboards, wall cupboards, marble effect laminated work tops, one and half sink unit, inbuilt electric oven, ceramic hob, breakfast bar, window overlooking rear garden , door to:



Understairs pantry with laminate wood flooring and **UTILITY** (2.95m x 1.97m approx) (9'8 x 6'5" approx) with grey laminate wood flooring, radiator, five spot lights, space for washing machine and tumble dryer, double fronted built in tall cupboard, and double floor cupboard, ceiling hatch to roof space and window with blind.



SEPARATE WC with laminated wood flooring, obscure glazed window, corner sink, low level flush WC, radiator and open shelving.



ACCOMMODATION continued...

Staircase with fitted carpet and hand rail to:

FIRST FLOOR LANDING With fitted carpet, ceiling hatch to roof space and window with blind.

BEDROOM 1 (4.11m x 3.87m) (13'5" x 12'8") with fitted carpet, radiator, power points, built in wardrobes and window over looking rear garden.

BEDROOM 2 (3.55m x 3.27m) (11'8" x 10'8" approx) with fitted carpet, radiator, built in airing cupboard, with hot water cylinder and immersion heater, power point and window to the front.

BEDROOM 3 (2.75m x 2.11m) (9' x 6'11") with fitted carpet, radiator, power points, storage cupboard and window to front.



ACCOMMODATION continued...

FAMILY BATHROOM with non slip tiled flooring, white suite comprising wash basin with vanity unit, low level flush WC, bath with rainfall double shower over and part glazed shower screen, fully tiled walls, heated towel rail, and window with blind.

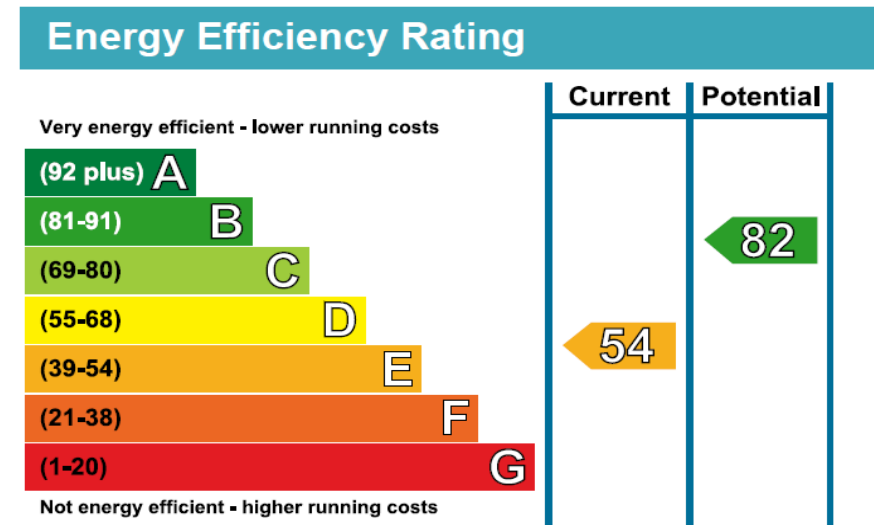
OUTSIDE

The front of the property is approached over a part tarmac, part gravelled drive and offers ample space for off road parking, the larger rear garden is approached to the side of the property through a pedestrian wooden gate.

The rear garden has been well laid out. There is large timber shed with power ready to connect externally on a raised level, patio area with paving slab path leading to rear of the garden with a lawn and wood chip beds to both sides.

TENURE We understand the property is FREEHOLD

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



LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND

Telephone 03456 789000

WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 08457 500 500

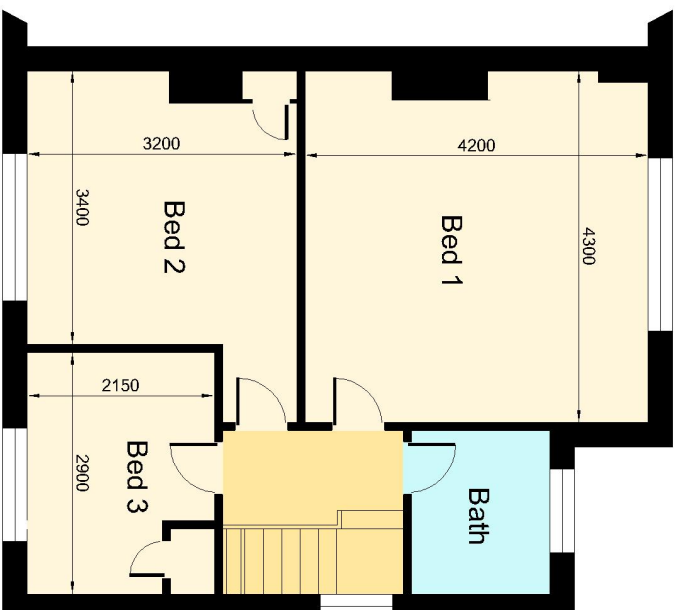
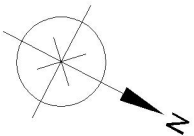
VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237

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

COUNCIL TAX Band 'B'

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

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First Floor



Ground Floor

Total House Floor Area 97 Sq m (1042 Sq ft)

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