



16 CROWN CLOSE, LITTLE STRETTON, CHURCH STRETTON, SY6 6RU

OFFERS IN THE REGION OF £350,000

Wrights
Estate Agents
Established 1972

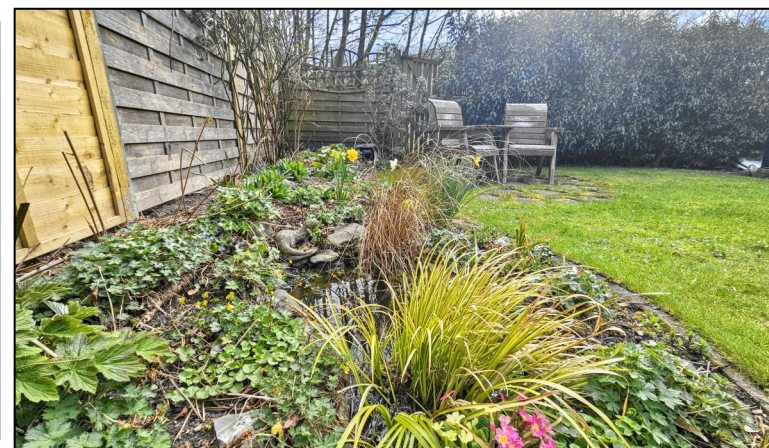
**16 CROWN CLOSE
LITTLE STRETTON
SY6 6RU**

- Deceptively spacious bungalow
- Beautiful village setting
- Views of the surrounding hills
- Garage and parking
- Front and rear gardens
- Oil fired central heating
- UPVC double glazed windows
- Comprises of; a porch, reception hall, sitting room, kitchen/diner, ground floor bedroom and bathroom and two first floor bedrooms, one with en-suite shower
- Viewing highly recommended

NO UPWARD CHAIN



X 3		Shrewsbury 15 miles
x 1		Ludlow 15 Miles
X 1		Chester 57 Miles
X 1		Birmingham 55 Miles



**16 CROWN CLOSE
LITTLE STRETTON
SY6 6RU**

16 Crown Close which was built in 1969 is constructed of brick under a tiled roof. It benefits from oil fired central heating and UPVC double glazing.

The deceptively spacious accommodation includes an entrance porch, reception hall, sitting room, kitchen/dining area, ground floor bedroom and bathroom. The first floor comprises two double bedrooms, one benefitting from an en-suite shower room. There is an integral single garage and gardens to the front and rear.

This dormer bungalow occupies a level position and enjoys views of the surrounding hills.

The attractive open plan front garden is well cared for and easily maintained. The larger rear garden is approached through a side gate and boasts a covered paved patio adjacent to the kitchen, timber shed, greenhouse, wildlife pond and various established shrubs and flower borders.



Crown Close is located in delightful surroundings within the popular village of Little Stretton. It enjoys beautiful views of the surrounding hills and the village church, village hall, stores, and two gastro public houses are within walking distance.

Little Stretton lies at the southern end of the Stretton Valley an area designated for its outstanding natural beauty. The Ashes Valley is close by and extends up onto the Longmynd Hills providing thousands of acres of walking, cycling and horse riding.



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

ENTRANCE PORCH Glazed external door, ceramic tiled floor, ceiling spot light and inner glazed feature door and window leading to:

RECEPTION HALL with ceramic tiled floor, double cloaks cupboard, radiator, light and two power points.



SITTING ROOM (5.2m x m approx) (17'0" x 11'8" approx) with fitted carpet, ceiling coving, double glazed front window with views of the hills, recessed fireplace with Chesney wood burner, three wall lights, radiator, TV aerial point, six power points, and large window hatch to kitchen.



ACCOMMODATION continued...

KITCHEN/DINING AREA (5.3m x 3.6m approx) (17'3" x 11'8" approx) with ceramic tiled floor and modern kitchen units to three walls, comprising of six wall cupboards and eight floor cupboards (with drawers.)

Indesit cooker, Candy electric hob with Candy cooker hood over, floor to ceiling pull out pantry cupboard, laminate worktops, double bowl stainless steel sink unit with drainer, ample power points, two x three ceiling light fittings, large windows with views of the garden and hills beyond, large window hatch to sitting room and part UPVC door leading to the rear garden.

BEDROOM 2/GROUND FLOOR BEDROOM (3.6m x 2.8m approx) (15'7" x 11'8" approx) with fitted carpet, ceiling coving, window with views of the rear garden and hills beyond, radiator and four power points.

BATHROOM with white suite comprising of a fitted cupboard incorporating low level WC and hand wash basin, panelled bath with a Triton Electric shower over and fixed shower screen, vinyl flooring, fully tiled, heated towel rail, extractor fan and window.



ACCOMMODATION continued...

First FLOOR LANDING with fitted carpet, ceiling coving, double linen cupboard and ceiling hatch with pull down ladder to loft space.

BEDROOM 1 (4.9m x 3.6m approx) (16'0" x 11'8" approx) with fitted carpet, window overlooking front garden, village and hills beyond, two double recessed ward-robes, radiator and four power points.

BEDROOM 3 / GUEST ROOM (4.8m x 3.6m approx) (15'7" x 12'8" approx) with fitted carpet, window over looking rear garden and hills beyond, radiator, and deep double recessed cupboard.

EN SUITE SHOWER ROOM with ceramic tiled floor, white corner shower, WC, hand wash basin with vanity cupboard below, wall mirror and window.



GARAGE (4.7m x 2.6m approx) (15'4" x 8'5" approx) with up and over door, power and lighting.

TENURE We understand the Property is FREEHOLD

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

COUNCIL TAX Band 'D'

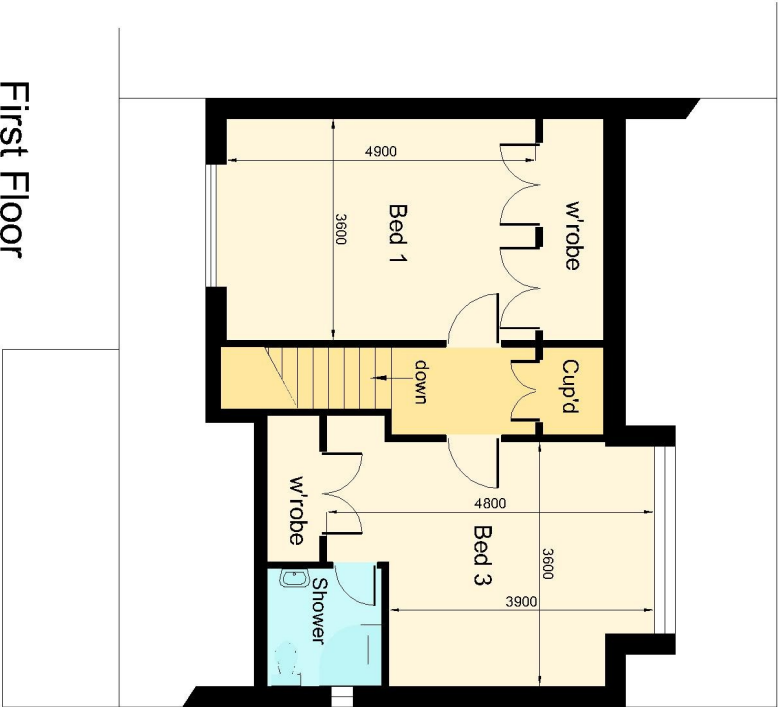
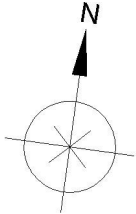
WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

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

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

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

Total House Floor Area 127 Sq m (1365 Sq ft)

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