



**3 OAKLAND PARK, SANDFORD AVENUE, CHURCH STRETTON, SY6 7AW**

**OFFERS IN THE REGION OF £820,000**


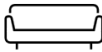


**Wrights**  
Estate Agents  
Established 1972



### 3 OAKLAND PARK

- Spacious detached residence
- Sought after location
- Beautiful views over the Stretton Hills
- Generous accommodation on two levels (Five bedrooms)
- Gas central heating
- Upvc double glazing
- Solar panels to support hot water system
- Large double garage
- Established gardens
- Front first floor balcony
- Viewing highly recommended



X 5		Shrewsbury 13 miles
X 1		Ludlow 14 miles
X 2		Telford 20 miles
X 1		Birmingham 50 miles





### 3, OAKLAND PARK, SANDFORD AVENUE. CHURCH STRETTON, SY6 7AW

#### 3 OAKLAND PARK

This spacious detached residence is located in a slightly elevated position commanding superb views over the Stretton Valley towards the Long Mynd Hills.

Built around 1990 traditionally of brick under a tiled roof with gas central heating, upvc double glazed windows and solar panels connected.

The accommodation includes on the upper floor :- reception hall, living room, dining room, study, kitchen/breakfast room, utility, main bedroom with en suite shower room with access through to the present dressing room, which could be utilised as a bedroom. There are three further bedrooms on the lower level with shower room and hallway with glazed door leading out onto the garden.

Agents note: This ground floor could be used as an easier access route of as a annexe.

The well established gardens extend to all sides of the property with lawn areas, floral beds and mature boundary hedgerows.

**NO UPWARD CHAIN**



3 OAKLAND PARK is an outstanding detached architect deigned residence, delightfully situated on the outskirts of the town in a much sought after residential area.

Oakland Park is just of the tree lined Sandford Avenue and comprises individually designed homes built by local builders R M Hill.



#### 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.



### 3 OAKLAND PARK

#### ACCOMMODATION

External steps with wrought iron railing ascend from the driveway to the front entrance.

Upvc double glazed door to L-shaped **RECEPTION HALL** with fitted carpet, ceiling coving, radiator, telephone point, four power points, cloaks cupboard, airing cupboard with the hot water cylinder and ceiling hatch with pull down ladder to the insulated loft space with light.

**LIVING ROOM** (0.00m x 0.00m approx)( 0'0" x 0'0" approx) with fitted carpet, exposed ceiling beams, front bow window with deep sill and extensive views towards the Long Mynd Hills. Brick fireplace and chimney breast with tiled hearth and log burner. Two wall light fittings, radiator, two tv aerial points, four power points, door from reception hall and square archway to:-

**DINING ROOM** ( ) ( ) with fitted carpet, exposed ceiling beams, side window, radiator, four power points door to kitchen and upvc double glazed French window to the front balcony.

**STUDY** ( ) ( ) with fitted carpet, rear window, telephone point, radiator, tv aerial point and built in desk and shelving.





## ACCOMMODATION continued...

**KITCHEN/BREAKFAST ROOM** (0.00m x 0.00m approx)(0'0" x 0'0" approx) with tiled floor, range of built in matching units to three walls including eleven floor cupboards including drawers, laminate worktops with tiled splashbacks and double sink unit. Seven wall cupboards including floor to ceiling cupboard and tv shelf. Integrated tall fridge/freezer, 'Hotpoint' dishwasher, 'Siemens' four ring induction hob with stainless steel splashback and cooker hood over and high level double oven. Peninsula breakfast bar, radiator, side and rear window, ten power points, ceiling lights and door to dining room.



**UTILITY ROOM**(()) with tiled floor, floor to ceiling cupboard, three floor cupboards, laminate worktop, tiled surrounds five wall cupboards, double sink unit, space and plumbing for washer and dryer. Rear window and stable style glazed rear door, radiator, two power points and 'Worcester' wall mounted gas boiler.



**BEDROOM 1** (0.00m x 0.00m approx) (0'0" x 0'0" approx) with fitted carpet, radiator, front window, telephone point, tv point, four power points, built in dressing table and two bedhead lights. Door to :-





## ACCOMMODATION continued...

**EN SUITE BATH/SHOWER ROOM** with tiled floor, fully tiled wall, white suite with panelled bath, walk in shower, wc and washbasin with marble top surround, cupboards below and wall mirror, light and shaver point above. Mirrored wall cabinet, heated towel rail and extractor fan.



**DRESSING ROOM/OR BEDROOM 2** (0.00m x 0.00m approx)(0'0" x 0'0" approx) with fitted carpet, rear window, radiator, four power points, wall shelves and large range of built in wardrobes with mirrored doors.



**Main SHOWER ROOM** with tiled floor, fully tiled walls, white suite with walk in shower with 'Triton' independent unit, wc and twin washbasins with cupboards below and wall mirror, light and shaver point above.



There is a staircase descending from the reception hall to the lower floor accommodation, which could be adapted as a separate self contained annexe with its own door to the gardens.



## ACCOMMODATION continued...

**BEDROOM 3** (0.00m x 0.00m approx)(0'0" x 0'0" approx) with fitted carpet, front window, radiator, four power points and double built in wardrobes.

**BEDROOM 4** ( ) ( ) with fitted carpet, radiator, tv point, four power points, side window and four wall cupboards.

**BEDROOM 5** ( ) ( ) with fitted carpet, front window, radiator and four power points.

**SHOWER ROOM** with tiled floor, white coloured suite with walk in shower, wc and washbasin with tiled splashbacks. Radiator and extractor fan.

**Integral DOUBLE GARAGE** ( ) ( ) with remote up and over front door, internal access door, fluorescent light, power point and access to storage area.





**COUNCIL TAX** Band 'G'

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

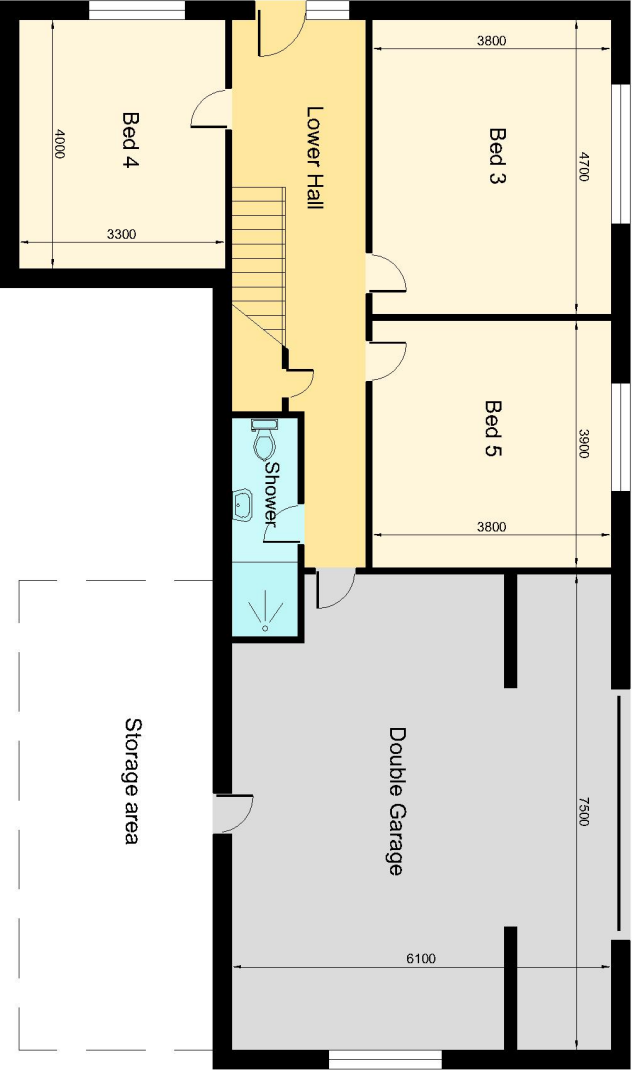
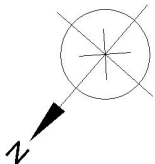
**LOCAL AUTHORITY** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

**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)

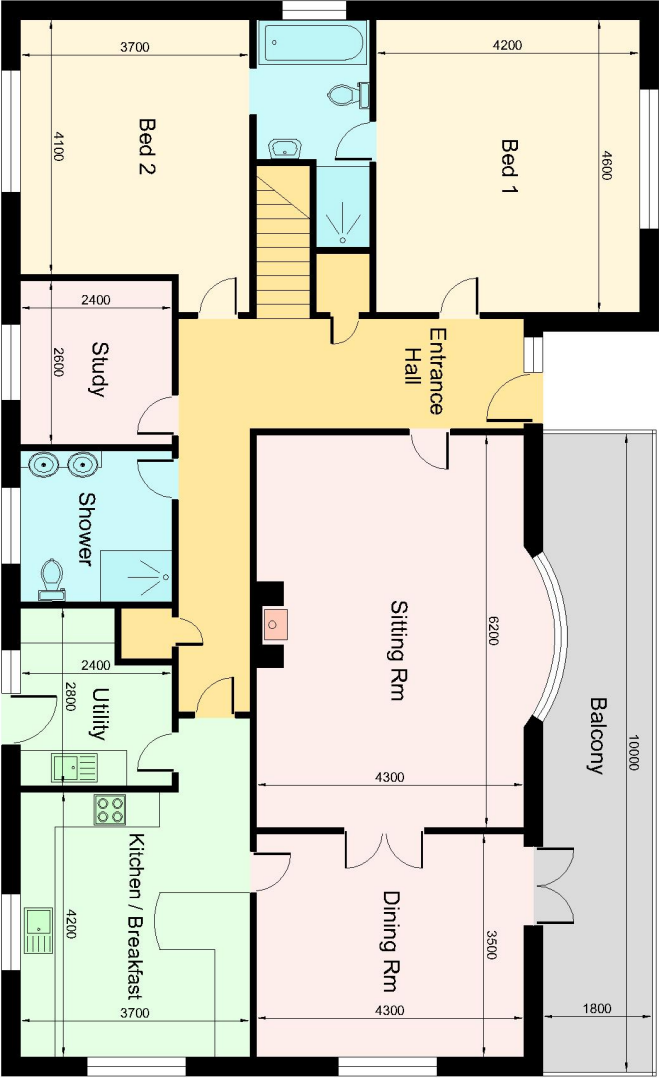
**FINANCE SUPPORT** We are local agents for the Yorkshire Building Society and can arrange appointments for purchasers requiring mortgages.

**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
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total House Floor Area 250 Sq m (2688 Sq ft)

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3 Oakland Park  
Church Stretton  
SY6 7AW