



15 THE BRIDLEWAYS, CHURCH STRETTON, SY6 7AN

OFFERS IN THE REGION OF £449,000

Wrights
Estate Agents
Established 1972

15 THE BRIDLEWAYS, CHURCH STRETTON SY6 7AN

- Prime location close to town centre amenities
- A Spacious detached bungalow
- Large garage and driveway
- Situated within a quiet cul de sac with open views to the hills
- Perfect blank canvas for new owner to develop to own taste
- Kitchen and bathroom / shower room removed ready to replace
- No upward chain
- Viewing highly recommended

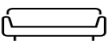
This is a large and unique plot within The Bridleways. There are short (shallow) steps up to a large (level) lawned garden, offering great privacy and stunning hill views.

The current owner is only selling due to a change in employment circumstances that take him away from the area.

3 x



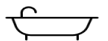
2 x



1 x



1 x



Shrewsbury 16 miles

Ludlow 21 Miles

Chester 55 Miles

Birmingham 50 Miles

Approximate distances



**15 THE BRIDLEWAYS
CHURCH STRETTON
SY6 7AN**

This detached bungalow was built in the 1980's by Shrewsbury Builders, Galliers.

They were constructed to high specifications and are of brick under a tiled roof.

There is gas fired central heating, cavity wall insulation and UPVC double glazed windows.

This detached bungalow offers great potential. It was purchased as a renovation project but due to employment relocation, the owner has decided to place it on the market.

The present layout includes; entrance hall, cloakroom/WC, sitting room with archway to dining room, kitchen, inner hallway, three bedrooms and bath/shower room. It does however lend itself to reconfiguration.

The views from the upper part of the rear garden are quite spectacular.



The Bridleways is an exclusive quiet cul de sac style development of individually designed properties.

It is located in a picturesque part of the town on the eastern side of the A49 nestling between the Hazler and Ragleth hills.

The town centre amenities are within easy level walking distance including the main line railway station.



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 mens 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

INTERNAL PHOTOGRAPHS TO FOLLOW:

Recessed ENTRANCE PORCH with tiled step and UPVC part glazed front door to:-

ENTRANCE HALL with radiator and power point.

CLOAKROOM with window and radiator. (No fittings).

SITTING ROOM (6.10m x 3.70m approx)(20'0" x 12'1" approx) with front bay window, coving, stone effect fireplace, telephone point, TV point, ten power points, boiler cupboard housing the gas 'Worcester' boiler. Archway to:-

DINING ROOM (3.50m x 3.10m approx)(11'4" x 10'1" approx) with front window, coving, serving hatch from kitchen, radiator and two power points.

KITCHEN (3.30m x 3.10m approx)(11'0" x 10'1" approx) with window, glazed side entrance door, serving hatch to dining room and power points.



ACCOMMODATION continued...

INNER HALLWAY

BEDROOM 1 (3.70m x 3.10m approx) (12'1" x 10'1" approx) with rear window,
radiator, telephone point, two power points and double recessed double wardrobe.

BEDROOM 2 (3.80m x 2.70m approx)(12'4" x 8'8" approx) with rear window,
radiator and two power points.

BATH or SHOWER ROOM with window.

OUTSIDE With front and rear gardens offering stunning views of the Longmynd hills. There is a front driveway and lawn area. The rear garden approached either side of the bungalow offers great potential. It is terraced and sloping with a level area at the top ideal for summer house and patio. The views are quite spectacular.



TENURE We understand the Property is FREEHOLD

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

COUNCIL TAX Band E

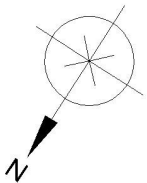
WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

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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Ground Floor

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

	Current	Potential
	61 D	61 C

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Total Property Floor Area 105 Sq m (1129 Sq ft)