



LITTLE HOLME, 39 WATLING STREET SOUTH, CHURCH STRETTON, SY6 7BQ

OFFERS INVITED OVER £525,000

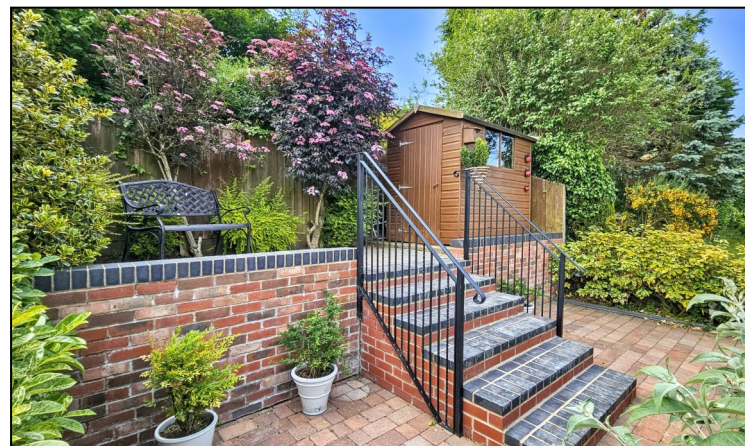
Wrights
Estate Agents
Established 1972

LITTLE HOLME
39 WATLING STREET SOUTH
CHURCH STRETTON
SY6 7BQ

- Detached three storey house
- Well presented & maintained
- Original Edwardian features
- Established front & rear gardens
- Through sitting room/dining room
- Easy walk into town centre
- Viewing highly recommended



X 3		Shrewsbury 13 miles
X 2		Ludlow 14 miles
X 1		Telford 20 miles
X 1		Birmingham 50 Miles



LITTLE HOLME
39 WATLING STREET SOUTH
CHURCH STRETTON SY6 7BQ

This traditionally constructed Edwardian residence dates from 1906 and features many interesting character features; including patterned tiled floor in the reception room, period fireplaces, bay windows, high ceilings with picture frame rails and coving.

It has been extremely well maintained and updated by the present owners and benefits from gas fired central heating and UPVC double glazed leaded windows.

The deceptive accommodation extends to three floors and includes reception hall, through sitting room/dining room, breakfast room, kitchen, utility, cloakroom/WC, first floor landing with two bedrooms, study, and a large bath/shower room with a further double bedroom and separate WC on the second floor.

The property is fronted with an easily maintained brick paved forecourt, wrought iron railings, small shrubs, and steps with handrail gently ascending to the front entrance.

There is a side gate with brick paved path leading the rear terraced gardens; comprising gravelled area, brick retaining wall, lawn, floral borders, and a superb level paved terraced towards the upper end with garden shed and seating area that takes full advantage of the views of the Long Mynd hills.



Watling Street South is a residential part of Church Stretton and comprises of Edwardian period houses up to modern day style properties.

Located on the eastern side of the Stretton Valley, it enjoys views of the Long Mynd Hills. The town centre amenities including shops, railway and bus stations are a short walking distance away.



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 attractive part glazed and stained front door and matching side window to:

RECEPTION HALL with Edwardian patterned tiled floor, coving, window, radiator, and understairs cupboard with shelving and light.

Through SITING ROOM/DINING ROOM with engineered oak flooring, coving, and picture frame rail.

SITTING ROOM (3.90m x 3.70m approx)(12'7" x 12'1" approx) with front bow window, carved wood surround fireplace with marble inset, hearth, and gas coal effect fire. TV arial point, radiator, eleven power points, and open large square arch to:



ACCOMMODATION continued...

DINING AREA (2.90m x 2.80m approx)(9'5" x 9'1" approx) with carved wood surround fireplace, coal effect period gas fire. Four power points, rear bay windows with glazed double doors to garden.

FAMILY ROOM (3.60m x 3.00m approx)(11'8" x 9'0" approx) with tiled floor, radiator, two windows, fireplace recess, recessed cupboard with drawers, four power points, and arch to kitchen.

KITCHEN (2.70m x 1.80m approx)(8'8" x 5'9" approx) with tiled floor, range of matching units; including six floor cupboards, laminate worktops, tiled splashbacks, and stainless steel sink unit. Seven wall cupboards, integrated fridge, and electric high level oven and microwave. Radiator, skylight window, ceiling spotlights, and six power points.



ACCOMMODATION continued...

UTILITY ROOM (2.70m x 1.70m approx)(8'8" x 5'5" approx) with tiled floor, fully tiled walls, plumbing for washing machine, power points, window, and UPVC part glazed door to rear garden.

Balustrade **STAIRCASE** with fitted carpet ascending to the **First FLOOR LANDING** with window and coving.

BEDROOM 1 (3.90m x 3.70m approx) (12'7" x 12'11" approx) with fitted carpet, front window, radiator, period fireplace, six power points and picture frame rail.

BEDROOM 2 (3.60m x 3.00m approx)(11'8" x 9'8" approx) with fitted carpet, rear window, period fireplace, radiator, four power points and picture frame rail.



ACCOMMODATION continued...

STUDY (1.80m x 1.70m approx)(5'9" x 5'5" approx) with fitted carpet, coving, radiator, front window, built-in desktop with drawers, storage cupboard, and power points.

BATH/SHOWER ROOM with laminate flooring, fully tiled walls, white suite free standing bath, walk-in shower, wc, and washbasin. Radiator, picture frame rail, window, and recessed cupboards.

STAIRCASE with fitted carpet from first floor landing to second floor **LANDING** with fitted carpet and window.

BEDROOM 3 (3.90m x 3.70m approx)(12'7" x 12'1" approx) with fitted carpet, period fireplace, dado rail, bay window with fitted dressing table and drawers, power points, and two built-in double wardrobes.

SEPARATE WC with tiled floor, white suite with washbasin, mirror above, and WC. Fully tiled walls, radiator, and wall cabinet.



TENURE We understand the Property is FREEHOLD

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

COUNCIL TAX Band 'E'

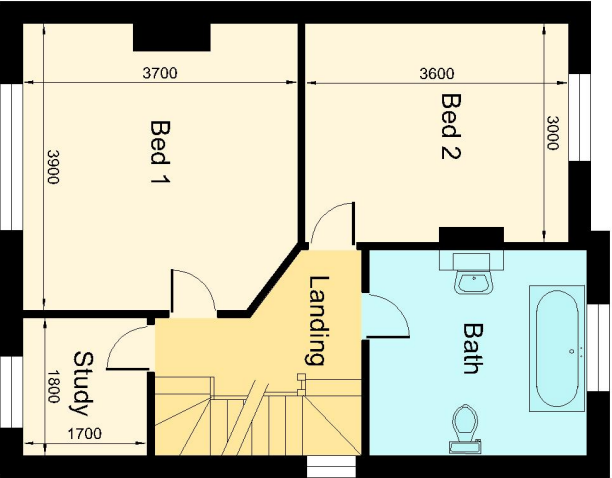
WATER AUTHORITY Severn Trent Water, Shelton, Shrewsbury SY3 8BJ Tel: 0845 7500 500

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

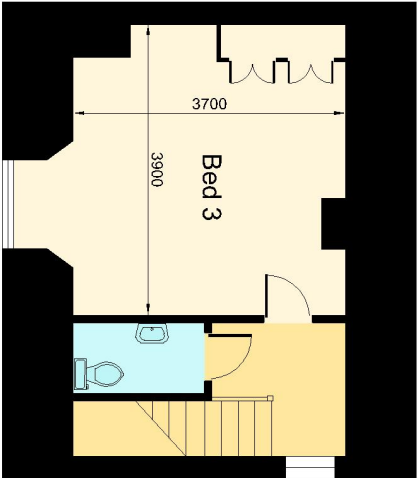
VIEWING By appointment through **WRIGHTS ESTATE AGENTS** telephone 01694 722237
Office opening hours Monday to Friday 9am to 5pm. Saturday 9am to 12 noon.
Email: sales@wrightschurchstretton.co.uk

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

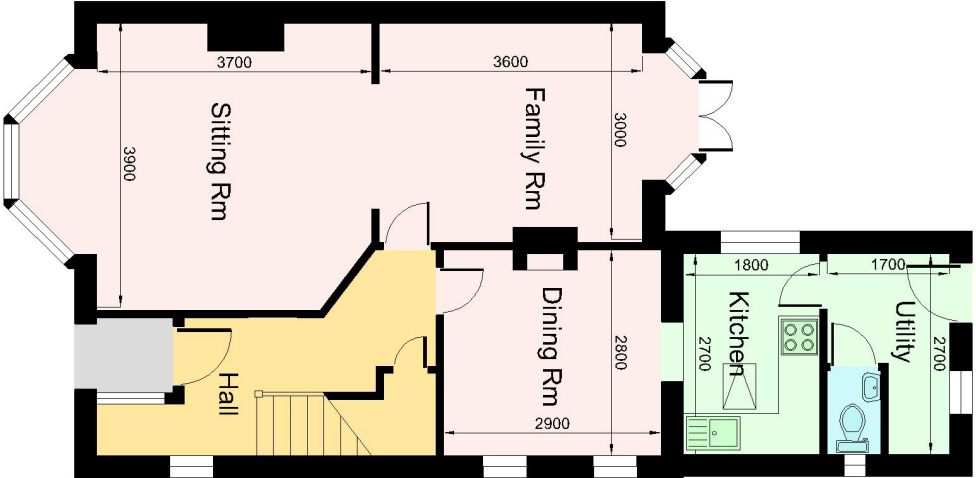
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First Floor

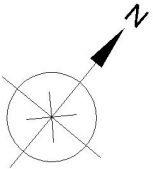


Second Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	44 D	78 C
39-54	E		
21-38	F		
1-20	G		



Littleholme
39 Wating Street South
Church Stretton
SY6 7BH

Total House Floor Area 120 Sq m (1290 Sq ft.)