



ST. LAURENCE, 1 OAKS DRIVE, CHURCH STRETTON, SY6 7AY

OFFERS IN THE REGION OF £450,000

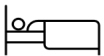
Wrights
Estate Agents
Established 1972

**ST.LAURENCE
1 OAKS DRIVE
CHURCH STRETTON
SY6 7AY**

- Detached dormer bungalow
- Three bedrooms
- Quiet residential location
- Garage and driveway
- Easily managed gardens
- Air source heating pump
- UPVC double glazing
- Two shower rooms
- No upward chain
- Viewing highly recommended

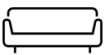


3 x



Shrewsbury 14 miles

1 x



Ludlow 16.5 miles

Telford 24.5 miles

2 x



Birmingham 57.4 miles

ST. LAURENCE, 1 OAKS DRIVE

1 Oaks Road was built in the 1960s by local builder A H Bennett & Co. and is traditionally constructed of brick under a tiled roof.

It has been well maintained over the years and benefits from the air source heat pump providing the central heating and UPVC double glazed windows.

The accommodation comprises of a reception hall, openplan sitting room/dining room, kitchen, side enclosed passageway leading to the internal garage door and boiler room.

There is the main ground floor bedroom and shower room with a further two bedrooms, Landing, and shower room on the first floor.

There is a front driveway leading to the linked garage and well established gardens; with lawns, patio, variety of shrubs, and a greenhouse.

Directions: From the Agents Office return to the A49 traffic lights and continue straight over onto Sandford Avenue, take the first left onto Watling Street North and continue onto Helmeth Road, turn left onto Oaks Road, and Oaks Drive is a little way up on the left.



Oaks Drive is a popular and sought after residential area that lies on the eastern side of the Church Stretton valley.

It is a small cul-de-sac occupying a quiet location on the lower slopes of the Helmeth Hill, and enjoying views of the Longmynd range of hills and Caer Caradoc.

The town centre amenities are within walking distance.



THE TOWN OF CHURCH STRETTON

Church Stretton lies amidst the south Shropshire Hills 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 an 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. The M54 gives access to the West Midlands and Birmingham.

ACCOMMODATION

Covered PORCH with UPVC part glazed front door to;

L-Shaped RECEPTION HALL with fitted carpet, ceiling coving, radiator, telephone point, three power points, understairs storage cupboards, and window.

KITCHEN (3.50m x 2.90m approx)(11'5" x 9'6" approx) with vinyl floor, ceiling coving, range of matching units comprising of ten floor cupboards (including drawers), laminate worktops with tiled splashbacks, eight wall cupboards, and a tall cupboard unit. Integrated 'Bosch' gas four ring hob with stainless steel cooker hood over and 'Neff' high level electric double oven. Ten power points, radiator, window, and glazed door to the side enclosed passageway.

Enclosed PASSAGEWAY with front wooden door and UPVC part glazed rear door. Internal door to the garage and boiler room, which houses the 'Tempest' water cylinder that's heated by the air source heat pump.

SITTING ROOM/DINING ROOM (7.60m x 3.60m approx)(24'10" x 11'9" approx) with fitted carpet, ceiling coving, marble surround fireplace with mantel, hearth, and electric coal effect fire. Radiator, twelve power points, TV aerial point, four windows, and glazed French window to rear patio and garden.



ACCOMMODATION continued...

BEDROOM 1 (4.30m x 3.40m approx) (14'10" x 11'2" approx) with fitted carpet, ceiling coving, radiator, two windows, two power points, and triple built-in wardrobe with hanging space, shelving, and cupboards above.

SHOWER ROOM with vinyl floor, fully tiled walls, white suite with walk-in shower, WC, and washbasin with cupboards below. Heated towel rail and window.

STAIRCASE with fitted carpet and handrails ascending to the first floor **LANDING** with fitted carpet, ceiling coving, power point, ceiling hatch, and small door accessing the eaves storage area (with light). Airing cupboard with shelving and radiator.



ACCOMMODATION continued...

BEDROOM 2 (4.30m x 3.50m approx)(14'10" x 11'5" approx) with fitted carpet, velux skylight window, front window, radiator, dado rail, small door to eaves storage space with light and an inner door leading to further eaves space.

BEDROOM 3 (4.80m x 2.80m approx)(15'7" x 9'10" approx) with fitted carpet, radiator, two power points, small door to eaves space and window with views towards the Longmynd hills.

SHOWER ROOM with white suite comprising walk-in tiled shower, WC, and washbasin. Electric heated towel rail and window.

GARAGE (4.80m x 2.70 / 15'7" approx.) with up-and-over front door, window, two power points, and internal door to the enclosed side passageway.

TENURE We understand the Property is FREEHOLD

SERVICES We understand mains gas, electricity, water, and drainage are connected. Central heating via the 'Therma V' Air source heat pump.



COUNCIL TAX Band 'E'

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

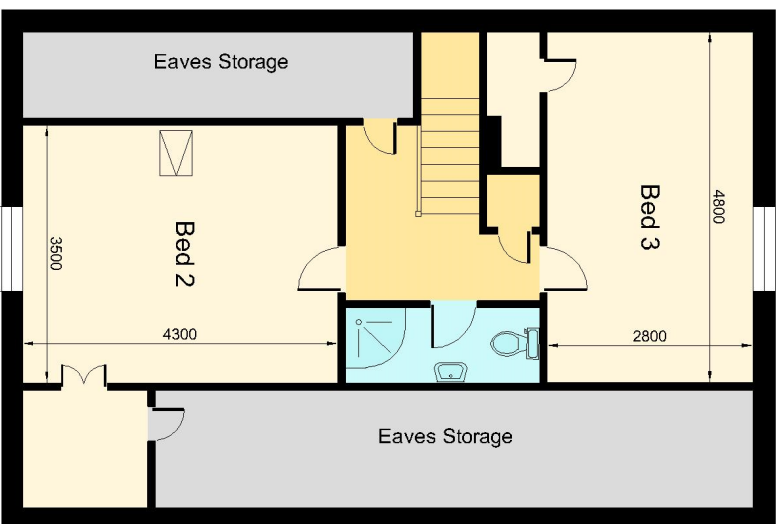
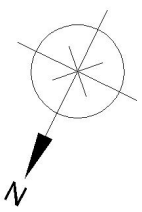
LOCAL AUTHORITY Shropshire Council, Shirehall, Shrewsbury, SY2 6ND Tel: 0345 678 9000

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

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor

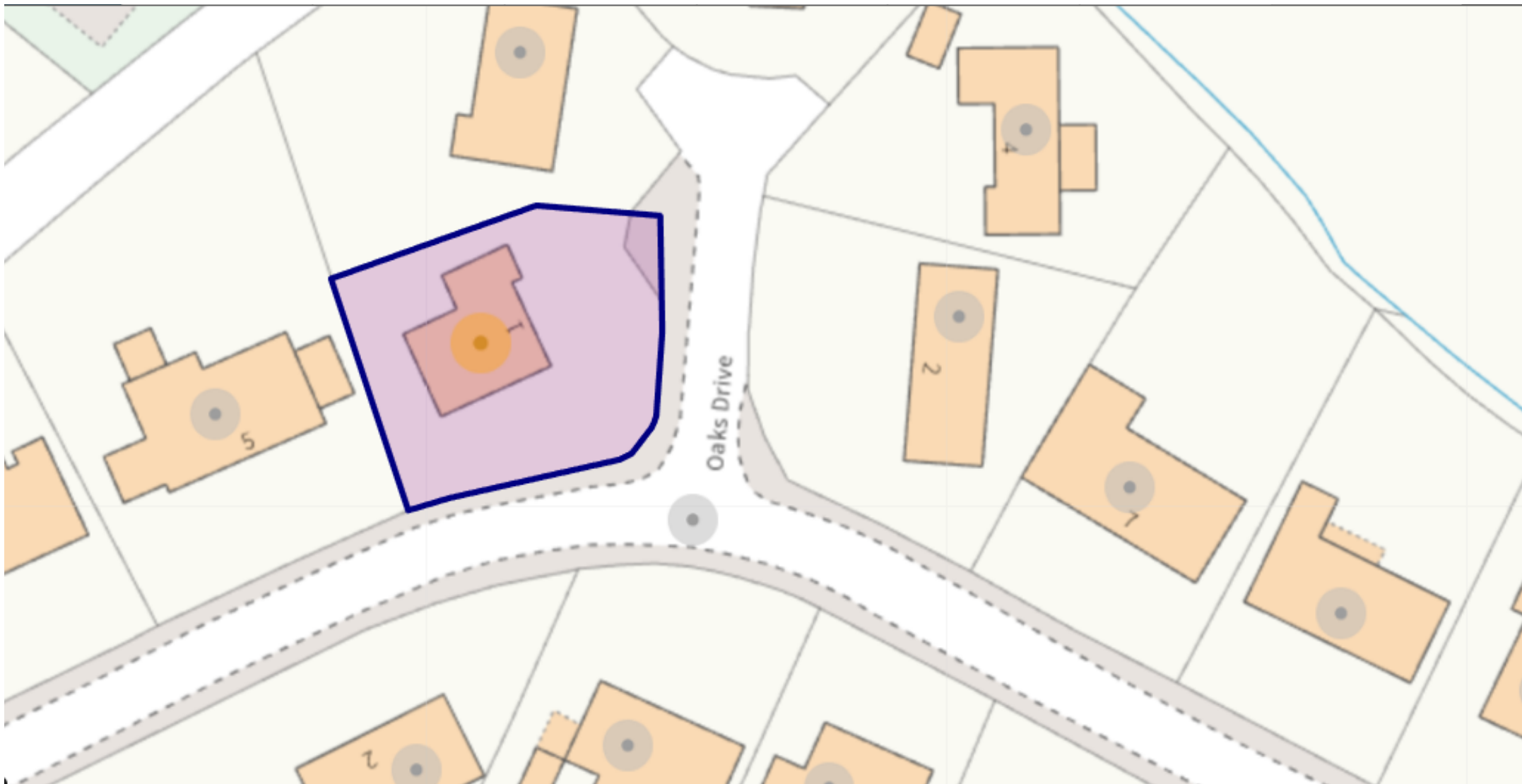


Ground Floor

Total House Floor Area 136 Sq m (1462 Sq ft)

© Wrigits Estate Agents Unauthorized Reproduction Prohibited

1 Oaks Drive
Church Stretton
SY6 7AY



PLEASE NOTE THAT THE MAPS AND BOUNDARIES ON THESE PROPERTY DETAILS ARE FOR GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON.

A what3words address to help you find this specific location: [///clocks.paces.hazy](https://www.what3words.com/#!/clocks.paces.hazy)