



**Zaza Johnson & Bath**  
Estate Agents

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## **3 Holmwood, Clive Avenue, Church Stretton, Shropshire, SY6 7BL**

**£240,000**

A beautifully appointed and well proportioned first floor apartment, offering contemporary 2-bedroom accommodation and enjoying breath-taking views across the Stretton Hills and surrounding countryside. Benefiting from private parking, and genuinely low maintenance, with a share of the freehold and management company in place. Accommodation includes Entrance Hall, open-plan Kitchen/Dining/Living Room, 2 Bedrooms and Shower Room. Communal parking. No Upward Chain.



### 3 Holmwood, Clive Avenue, Church Stretton, Shropshire, SY6 7BL

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

#### Accommodation comprises

##### External - Front

Steps lead up to Holmwood's attractive communal covered Porch and Reception Hall with grand front door and period tiled floor with a staircase leading to Number 3.

##### Entrance Hall 15' 6" x 2' 10" (4.72m x 0.86m)

Fitted carpet, radiator, ceiling lights, power points, smoke alarm, entry phone, useful storage cupboard with coat hooks.

##### Living Room 11' 8" x 12' 3" (3.55m x 3.73m)

Fitted carpet, radiator, power points, TV points, smoke alarm, ceiling light, large uPVC double glazed sash style bay window with stunning views of the Stretton Hills.

##### Kitchen 11' 2" x 11' 8" (3.40m x 3.55m)

Fitted with an excellent range of base and eye level units, laminate worktops with inset sink unit, peninsular breakfast bar and tiled splash backs. Integrated Zanussi washing machine, fridge freezer, dishwasher and 'Neff' electric oven and four ring gas hob with stainless steel filter hood over. Cupboard housing Vaillant combi boiler, ample power points, spot lights, extractor fan, radiator, ceramic tile floor and uPVC double glazed sash style window with stunning views of the Stretton Hills.

##### Bedroom 1 14' 7" x 11' 11" (4.44m x 3.63m)

Fitted carpet, power points, 2 fitted double wardrobes, radiator, uPVC double glazed French doors leading to Juliette balcony, smoke alarm and ceiling light.

##### Bedroom 2 11' 10" x 8' 8" (3.60m x 2.64m)

Fitted carpet, power points, TV point, ceiling light, smoke alarm, radiator and uPVC double glazed sash style window.

##### Shower Room 8' 8" x 11' 6" (2.64m x 3.50m)

Fitted with white suite including large walk in shower cubicle, WC and twin washbasins set to vanity unit with large illuminated mirror over, tiled floor, half tiled walls, window, extractor fan, heated (dual fuel) towel rail, ceiling spotlights.

##### Tenure

The apartment will be sold as leasehold, with a share of the freehold. There is a management company 'Holmwood Flat Management Ltd' in place. The apartment owner will acquire a share of the company and a management agent is in place to oversee the requirements. Owners of the apartment shall be on a leasehold basis with a unexpired term of 191 years. A service charge of £157.00 pcm is payable.

##### Services

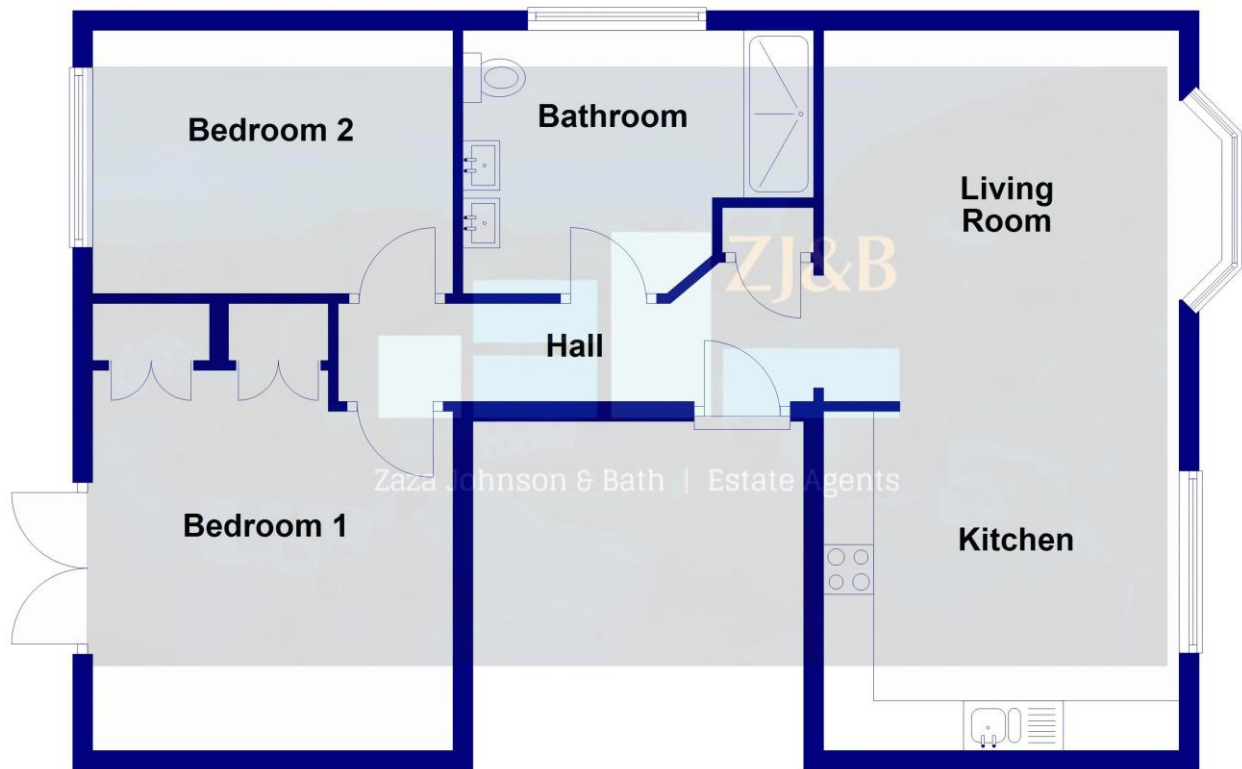
We have been informed that mains gas, electricity, water and drainage are connected to the property.

##### Council Tax Band C

**Tenure:** Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor



### 3 Holmwood, Clive Avenue, Church Stretton

FLOOR PLANS FOR GUIDANCE ONLY

23/04/2025, 15:00

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

#### Energy performance certificate (EPC)

Flat 3 Holmwood Clive Avenue CHURCH STRETTON SY16 7BL	Energy rating <b>C</b>	Valid until 27 June 2028 Certificate number 8526-7636-4670-7526-7922
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Property type  
Mid-floor flat  
Total floor area  
68 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/energy-efficiency-standards-in-rental-properties) (<https://www.gov.uk/government/publications/energy-efficiency-standards-in-rental-properties>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8526-7636-4670-7526-7922>

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### FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**